

**AGENDA**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, MARCH 10, 2026, at 11:00 A.M.**

<https://us02web.zoom.us/j/83923386547?pwd=I8TtYb2Rv3dPEODc9d53EeTxfLc2xH.1>

**01.0 CALL TO ORDER**

**02.0 ADOPTION OF THE AGENDA**

**03.0 ADOPTION OF THE MINUTES**

*A) Tuesday, February 24, 2026, Municipal Planning Commission Meeting Minutes*

**04.0 PLANNING AND DEVELOPMENT**

**A) Development Permits – Issued by the Development Officer**

*1) DP-26-03 – Permitted Use*

**B) Development Permits – To Be Issued or Discussed by MPC**

*1) DP-26-08 – Discretionary Use – Proposed Industrial Camp*

**C) Miscellaneous**

**05.0 ADJOURNMENT**

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**COUNTY OF NORTHERN LIGHTS**  
**TUESDAY, FEBRUARY 24, 2026, at 11:00 A.M.**

<https://us02web.zoom.us/j/88049667736?pwd=nEF4zYnJUudkXzdBUHTM1aADNbnNW72.1>

**PRESENT:**

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrensville/Lac Cardinal
Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
Brent Reese	Ward Four	Deadwood/Sunny Valley
Gloria Dechant	Ward Five	North Star/Breaking Point
Terry Ungarian	Ward Six	Hotchkiss/Hawk Hills

**REGRETS:**

Linda Halabisky	Ward Seven	Keg River/Carcajou
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**IN ATTENDANCE:**

Gerhard Stickling – Chief Administrative Officer  
Josh Hunter – Director of Finance  
Charles Schwab – Director of Public Works  
Pearl Luken – Planning & Development Clerk  
Gail Long – ISL Engineering  
Teresa Tupper – Executive Assistant/ Recorder  
Dan Archer – Mile Zero Banner Post Reporter

**01.0 CALL TO ORDER**

Chair Dechant, called the Tuesday, February 24, 2026, Municipal Planning Commission to order at 11:00 a.m.

**02.0 ADOPTION OF THE AGENDA**

**010/24/02/26MPC**      **MOVED BY Councillor Yasinski to acknowledge receipt of the Tuesday, February 24, 2026, Municipal Planning Commission Meeting Agenda and adopt it as presented.**  
**CARRIED**

**03.0 ADOPTION OF THE MINUTES**

*A) Tuesday, February 10, 2026, Municipal Planning Commission Meeting Minutes*

**011/24/02/26MPC**      **MOVED BY Councillor Ungarian to acknowledge receipt of the Tuesday, February 10, 2026, Municipal Planning Commission Meeting Minutes and adopt them as presented.**  
**CARRIED**

**04.0 PLANNING AND DEVELOPMENT**

**A) Development Permits – Issued by the Development Officer**

**B) Development Permits – To Be Issued or Discussed by MPC**

*a) Development Application DP-26-02 – Discretionary Use*

**012/24/02/26MPC MOVED BY Councillor Reese to acknowledge receipt of development application DP-26-02 to construct a 45-meter communication tower on SW 15-95-22-W5M; and approve the development subject to the following seven (7) conditions:**

- 1. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location on SW15-95-22-W5M.**
- 2. The owner/developer shall comply with the uses and regulations of Agriculture General (A) District.**
- 3. The applicant/owner enter into and comply with a development agreement with the County, if necessary.**
- 4. This permit approval is issued on the condition that all other approvals, including any Industry Canada approvals or Water Act Approvals and/or Licenses, required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation. A copy of the approved permits must be submitted to the County of Northern Lights.**
- 5. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the following applicable permits and inspections, as required: Building Permit, Electrical Permit**
- 6. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.**
- 7. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.**

**CARRIED**

**C) Miscellaneous**

**05.0 ADJOURNMENT**

Chair Dechant adjourned the Tuesday, February 24, 2026 Municipal Planning Commission Meeting at 11:04 a.m.

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Chair, Councillor Gloria Dechant

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CAO, Gerhard Stickling

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Date Signed



**COUNTY OF NORTHERN LIGHTS**  
#600, 7th Avenue NW Box 10, Manning, AB TOH 2M0  
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

**DEVELOPMENT PERMIT  
NOTICE OF DECISION**

**APPLICATION NO.:** DP 26-03  
**ROLL NO.:** 312386  
**DEVELOPMENT:** Detached Garage (576 ft<sup>2</sup>)  
**USE TYPE:** Permitted Use  
**LAND USE DISTRICT:** Country Residential Agricultural (CR2) District  
**LEGAL DESCRIPTION (ATS Location):** NE35-84-22-W5M  
**SHORT LEGAL:** Lot 19 Plan 9721644  
**CONSTRUCTION VALUE:** < \$250,000  
**NAME & ADDRESS OF APPLICANT(s):** Landowner

**DECISION OF THE DEVELOPMENT AUTHORITY IN RESPECT TO THE ISSUANCE OF THE DEVELOPMENT PERMIT:**

- APPROVED**  
 **APPROVED** with the following conditions  
 **REFUSED** for the following reason(s)

**(See below conditions and appeal procedures)**

**APPROVAL GRANTED SUBJECT TO COMPLYING TO THE FOLLOWING CONDITIONS:**

1. The proposed development shall be situated on the lot in accordance with the approved site plan.
2. The owner/developer shall comply with the uses and regulations of the Country Residential Agricultural (CR2) District.
3. The applicant/owner may be required to enter into and comply to a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
4. The owner/developer shall contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approval applicable: Building Permit – Provincial Plumbing Permit – Gas Permit – Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.

04. A-1)

5. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
6. The exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
7. No further development or construction shall be allowed without an approved Development Permit.

**February 26, 2026**  
DATE OF DECISION

*Feb 27 2026*  
DATE OF ISSUE OF NOTICE OF DECISION

  
DEVELOPMENT OFFICER

*Please Note:*

*This development permit lapses and is considered void if the development approved has not commenced within twelve (12) months from the date of issue of the notice.*

**COUNTY OF NORTHERN LIGHTS**

#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0 Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

**IMPORTANT NOTICES**

1. You may wish to appeal the decision of the subdivision and development authority to the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either in person or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board at the County office **NOT LATER THAN 21 DAYS AFTER THE DATE OF ISSUE OF NOTICE OF DECISION.**
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the development authority may appeal to the Secretary of the Subdivision and Development Appeal Board **WITHIN 21 DAYS AFTER THE NOTICE OF DECISION IS PUBLISHED IN THE LOCAL NEWSPAPER.**
3. A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon or question of jurisdiction or law pursuant to Section 689 of Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
  - a) to a judge of the Appellate Division; and
  - b) within Thirty (30) days after the issue of the order, decision, permit or approval sought to be appealed.

*04.A-1)*



# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP26-03
DATE RECEIVED	Jan 30 '26
ROLL NO.	312386

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0  
 W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [development@countyofnorthernlights.com](mailto:development@countyofnorthernlights.com) | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT			NAME OF REGISTERED OWNER		
ADDRESS			ADDRESS		
POSTAL CODE			POSTAL CODE		
EMAIL ADDRESS*			EMAIL ADDRESS*		
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>221009 TWP 850</u>	
Legal description (if applicable): Registered Plan: <u>972164</u> Block: _____ Lot (parcel): <u>19</u>	
QTR/LS: <u>NE</u> Section: <u>35</u> Township: <u>844</u> Range: <u>22</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>1.76 H</u> <input type="checkbox"/> Acres or <input checked="" type="checkbox"/> hectares <u>3.26 A</u> <u>4.35A</u>	
Description of the existing use of the land: <u>WEBBERVILLE ESTATES</u>	
Proposed Development: <u>GARAGE 24'-24'</u>	
Circle any proposed uses(s): <input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input checked="" type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>April 5<sup>th</sup></u> Date of Completion: <u>June 30<sup>th</sup></u> Value of Construction: \$ _____

04.A-1)

**PROPOSAL INFORMATION**

DEVELOPMENT IS:  NEW       EXISTING       ALTERATION TO EXISTING

LAND IS ADJACENT TO:  PRIMARY HIGHWAY     LOCAL ROAD     INTERNAL SUBDIVISION ROAD     OTHER

LOT AREA: 3.26 Ha LOT WIDTH: 97.44 LOT LENGTH: 92.5 PERCENTAGE OF LOT OCCUPIED:      %

PRINCIPAL BUILDING SETBACK: FRONT: 343' REAR: 137.78 SIDES: 200', 100' HEIGHT 12'

ACCESSORY BUILDING SETBACK: FRONT: 301' REAR: 65' SIDES: 156', 140' HEIGHT 10'

**ADDITIONAL INFORMATION INCLUDED**

SITE PLAN     FLOOR PLAN       LAND TITLE     ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION       DISTANCE TO ROAD / HIGHWAY     

**ADDITIONAL INFORMATION AS REQUIRED:**

ELEVATIONS       SOIL TESTS       HOURS OF OPERATION     

NUMBER OF DWELLING UNITS            NUMBER OF EMPLOYEES     

PROPOSED BUSINESS ACTIVITIES     

LANDOWNER LETTER OF AUTHORIZATION       ADJACENT LANDOWNER LETTERS OF SUPPORT

**MANUFACTURED HOME (MOBILE HOME)**

SERIAL NUMBER:           YEAR BUILT:           SIZE: WIDTH           LENGTH     

**DECLARATION**

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

Jan 26 2026  
Date

NOTE: Signature of Registered Landowner required if different from Applicant

Date \_\_\_\_\_ SIGNATURE OF APPLICANT \_\_\_\_\_

Date \_\_\_\_\_ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER \_\_\_\_\_

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Country Residential Agricultural CR2

FEE ENCLOSED: YES  NO  AMOUNT: \$ 50.00      RECEIPT NO.: 228761

DEFINED USE: Garage

PERMITTED/DISCRETIONARY: Permitted Use

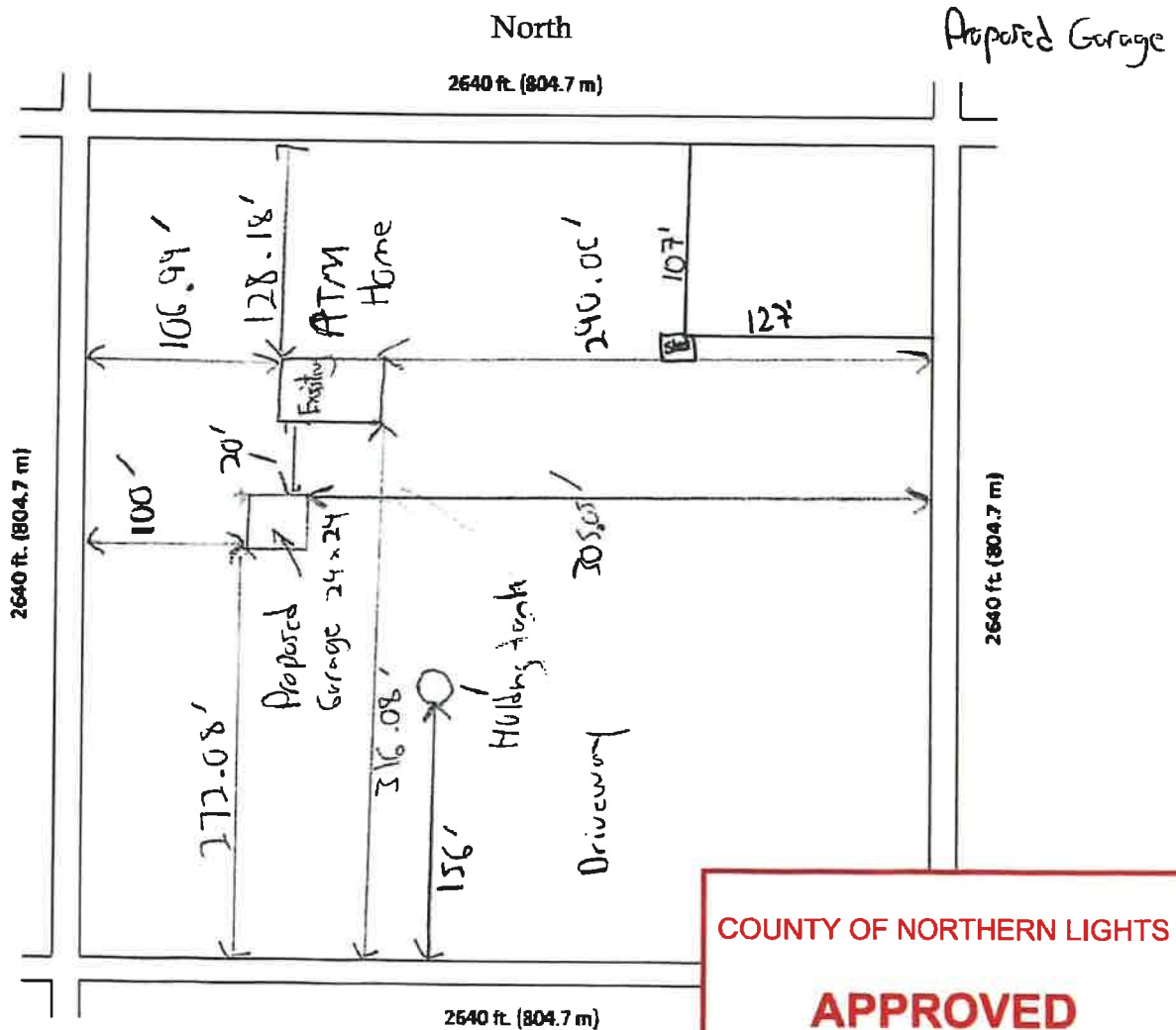
VARIANCE:     

04.A-1)

**PROPOSED DEVELOPMENT SKETCH**

LEGAL NE ¼ SEC. 35 TWP 854 RG 22 W 5 M

- Parcel Boundaries/dimensions (feet, meters, etc.). not to scale
- Locate developed road allowance(s) and access points(s).
- Distance from all proposed boundary lines to all non-movable buildings (if applicable).
- Distance from residence to drinking water supply, sewage system outlet and all boundary lines (if applicable).
- Distance from sewage outlet to water supply and all boundary lines (if applicable).
- Distance from water supply to all proposed boundary lines (if applicable).
- Locate additional residence(s) on the ¼ section (if applicable).
- Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.



COUNTY OF NORTHERN LIGHTS

**APPROVED**

AS PER LETTER/CONDITIONS

DATED: Feb 27, 2020

PER: [Signature]

04. A-1)



To: **Reeve and Council – County of Northern Lights** Date: **March 10, 2026**  
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No: **17128, DP26-08**  
Cc: **David Schoor**  
Applicant: **Peace Country Ventures**  
From: **Gail Long**

### Application

On February 24, 2026 the applicant proposed and provided payment for a temporary "Industrial Camp" located on the NE1-91-1-W6M. The camp is privately owned by Peace Country Ventures who conduct logging operations on behalf of Mercer Peace River Pulp Ltd. The camp will accommodate 40 workers and operate 24 hours a day. The camp began operating on February 17, 2026, and is scheduled to vacate the site on March 20, 2026. NE1-91-1-W6M is designated Crown Land (CL) District and the proposed Industrial Camp is a discretionary use.

The camp area will occupy an area of 120 m (394 ft) x 120 m (394 ft) and consists of dormitories, a kitchen, common areas, parking and storage areas, generators, and areas for fuel, garbage, potable water, and a sewage treatment system. There is video surveillance and lighting on site. All operations on the site must meet Alberta Health Guidelines.

### Site and Surrounding Lands

The camp is located 4.7 km northeast of Notikewin River, 21 km southwest of Manning town limits, and 23 km east of North Star.

The site has been cleared of timber and bush, and an existing berm surround the site. As no soil handling will occur, natural surficial drainage will be maintained. The applicant advises that they will not be providing stormwater retention ponds or other surface water management as work will be completed under frozen conditions. Prior to spring breakup, the camp trailers and any associated infrastructure will be removed and the site will be reclaimed and planted as part of the Mercer reforestation program in compliance with Forestry and Parks Temporary Field Approval.

There are no abandoned wells on the quarter section, no record of spills or contamination, no low or high pressure gas lines, and no water wells. The camp is not located within any historical value (HRV) classified land designation, the Grimshaw Gravels Aquifer, a Key Wildlife Biodiversity Zone, but is within an environmentally sensitive area for Grizzly. A review of aerial photography indicates there are no wetlands within this quarter section.

The applicant has indicated there are no foreseeable impacts to adjacent lands during the operation of the camp.

### Access and Servicing

The applicant's use of County roads for this development is covered under an existing road use agreement between Mercer Peace River Pulp Ltd. and the County. In addition to County roads, the applicant has indicated they will be using Annual Operating Plan Roads (AOP) which have received regulatory approval by the Government of Alberta.

The applicant is using a cistern and hauling service to provide potable water and water for firefighting purposes. Peace Country Ventures has a contained sewage treatment unit on-site, which is transferred off-site in accordance with an Alberta Environment permit. Solid waste is collected and hauled from the site to an approved County landfill.



## Compliance with Approved Plans and Land Use Compatibility

The site does not fall within any Intermunicipal Development Plan (IDP) or Area Structure Plan (ASP). The site has a soil classification of 70% Class 5 "Very Severe Limitations, and 30% Class O "Organic Soils", and is not considered "Better Agricultural Lands".

The proposed development was reviewed against the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The proposed development meets the intent and policies of Section 6.3 (Industrial Development Policies) of the MDP, and the regulations of Section I12 (Industrial Camps) of the LUB.

## Circulation Comments

The application was circulated to referral agencies for their comments. Due to the camp already being located on the site at time of application and the short period of time the camp will be operating, a shorter response time from the referral agencies was requested. As of the writing of this report, responses received from Alberta Energy Regulator indicated they had no concerns, and Alberta Municipal Affairs indicated that a private sewage permit is required for the sewage treatment system. Additional comments in response to the Circulation Notice will be presented at the Municipal Planning Commission on March 10, 2026.

## Recommendation

It is recommended that the application for the location of an Industrial Work Camp on a portion of NE1-91-1-W6M be **APPROVED** subject to the following sixteen conditions:

1. This permit approval for an Industrial Camp is valid from February 17, 2026 to March 20, 2026.
2. The applicant/owner, if interested in a renewal permit to continue the Industrial Camp, is advised to meet with the County in advance of re-application for a development permit. The County will evaluate the performance of the Industrial Camp against its conditions of approval, and any other performance measures that the Development Authority considers relevant.
3. The Industrial Camp shall not include any permanent development, shall proceed in accordance with the approved site plan and proposal details, and shall comply with the development standards of the Crown Land (CL) District and Section I12 Industrial Camps of the Land Use Bylaw.
4. The applicant/owner may be required to enter and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
5. The applicant/owner shall comply with the requirements of Forestry and Parks Temporary Field Approval FMA0900045.
6. The applicant/owner shall provide water for domestic and firefighting purposes to meet the Industrial Camp's demand, in accordance with provincial legislation or to the satisfaction of the office of the provincial fire commissioner.
7. That the applicant/owner ensure surface drainage flows released from the subject lands into adjacent lands or the County stormwater/ditch system shall be no greater than the pre-existing development flow rate, and erosion control measures shall be implemented to prevent debris and material being conveyed onto County property as per Section I16.1 of the Land Use Bylaw.



## Memorandum

Integrated Expertise. Locally Delivered.



8. The applicant/owner shall comply with the conditions of the current road use agreement which is in place with the County, and regulatory approvals which are in place by the Alberta Government for use of the AOP roads.
9. The applicant/owner shall contact an accredited agency contracted by Municipal Affairs to obtain the applicable permits and inspections, as required.
10. The applicant/owner shall submit a Work Camp Notification Form to Alberta Health Services.
11. The applicant/owner is required to obtain all other approvals required by other regulatory jurisdictions and maintain the approvals.
12. No further development or construction be allowed without an approved Development Permit.
13. Prior to start of this project and upon completion, the applicant must contact the Road Supervisor at 780-836-6225 to conduct road inspections.

### Advisements

1. All overweight vehicles must obtain the appropriate road permits from Road Data at 1-888-830-7623.



# DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 26-08
DATE RECEIVED	February 18, 2026
ROLL NO.	Crown Land

County of Northern Lights, # 600, 7<sup>th</sup> Ave. NW Box 10, Manning, AB, T0H 2M0  
 W: [www.countyofnorthernlights.com](http://www.countyofnorthernlights.com) | E: [development@countyofnorthernlights.com](mailto:development@countyofnorthernlights.com) | T: (780) 836-3348 | F: (780) 836-3663

I / We hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and form part of this application. I / We understand that this application will not be accepted without the following:

- (a) application fee;
- (b) site plan sketch that includes all relevant detail to the proposed development (e.g.: proposed and existing structures, property lines, creeks/ravines, parking and vehicle access, building plans, etc.)

APPLICANT INFORMATION			COMPLETE IF DIFFERENT FROM APPLICANT		
NAME OF APPLICANT Peace Country Ventures		NAME OF REGISTERED OWNER Mercer Peace River Pulp Ltd.			
ADDRESS #2 Mill Site Road		ADDRESS #2 Mill Site Road			
Peace River, Ab		Peace River, Ab			
POSTAL CODE T8S 1V5		POSTAL CODE T8S 1V5			
EMAIL ADDRESS* brenden.elgert@mercerint.com		EMAIL ADDRESS* brenden.elgert@mercerint.com			
*By supplying the County with an email address, you agree to receive correspondence by email.					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>N/A</u>	
Legal description (if applicable): Registered Plan: <u>N/A</u> Block: <u>N/A</u> Lot (parcel): <u>N/A</u>	
QTR/LS: <u>NE</u> Section: <u>1</u> Township: <u>091</u> Range: <u>01</u> Meridian: <u>6</u>	
Size of the Parcel to be developed <u>1.56</u> <input type="checkbox"/> Acres or <input checked="" type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Harvest block in FMA0900045</u>	
Proposed Development: <u>Temporary Logging Camp (&lt;3months)</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S) <input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S) <input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> DWELLING UNIT(S) <input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input type="checkbox"/> SHED/GARAGE/BARN(S) <input type="checkbox"/> HOME BASED BUSINESS <input checked="" type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) <input type="checkbox"/> OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>2/17/26</u> Date of Completion: <u>3/20/26</u> Value of Construction: \$ <u>N/A</u>

04.B-1)

**PROPOSAL INFORMATION**

DEVELOPMENT IS:  NEW                       EXISTING                       ALTERATION TO EXISTING

LAND IS ADJACENT TO:  PRIMARY HIGHWAY    LOCAL ROAD    INTERNAL SUBDIVISION ROAD    OTHER

LOT AREA: 1.56ha    LOT WIDTH: 120m    LOT LENGTH: 120m    PERCENTAGE OF LOT OCCUPIED:      %

PRINCIPAL BUILDING SETBACK:    FRONT:         REAR:         SIDES:      /         HEIGHT     

ACCESSORY BUILDING SETBACK:    FRONT:         REAR:         SIDES:      /         HEIGHT     

**ADDITIONAL INFORMATION INCLUDED**

SITE PLAN     FLOOR PLAN                       LAND TITLE     ABANDONED OIL WELL DECLARATION SIGNED

ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION                       DISTANCE TO ROAD / HIGHWAY 35km

**ADDITIONAL INFORMATION AS REQUIRED:**

ELEVATIONS                       SOIL TESTS                       HOURS OF OPERATION 24/7

NUMBER OF DWELLING UNITS 7                       NUMBER OF EMPLOYEES 40

PROPOSED BUSINESS ACTIVITIES     

LANDOWNER LETTER OF AUTHORIZATION     ADJACENT LANDOWNER LETTERS OF SUPPORT

**MANUFACTURED HOME (MOBILE HOME)**

SERIAL NUMBER:         YEAR BUILT:         |    SIZE: WIDTH         LENGTH     

**DECLARATION**

I/WE HEREBY AUTHORIZE REPRESENTATIVES OF THE COUNTY TO ENTER MY/OUR LAND FOR THE PURPOSE OF CONDUCTING A SITE INSPECTION IN CONNECTION WITH THIS APPLICATION

I/WE HEREBY DECLARE THAT THE ABOVE INFORMATION IS, TO THE BEST OF MY/OUR KNOWLEDGE, FACTUAL AND CORRECT

2/17/2026

Date

SIGNATURE OF APPLICANT

NOTE:

Signature of Registered  
Landowner required if different  
from Applicant

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

**FOR ADMINISTRATIVE USE**

LAND USE DISTRICT:     

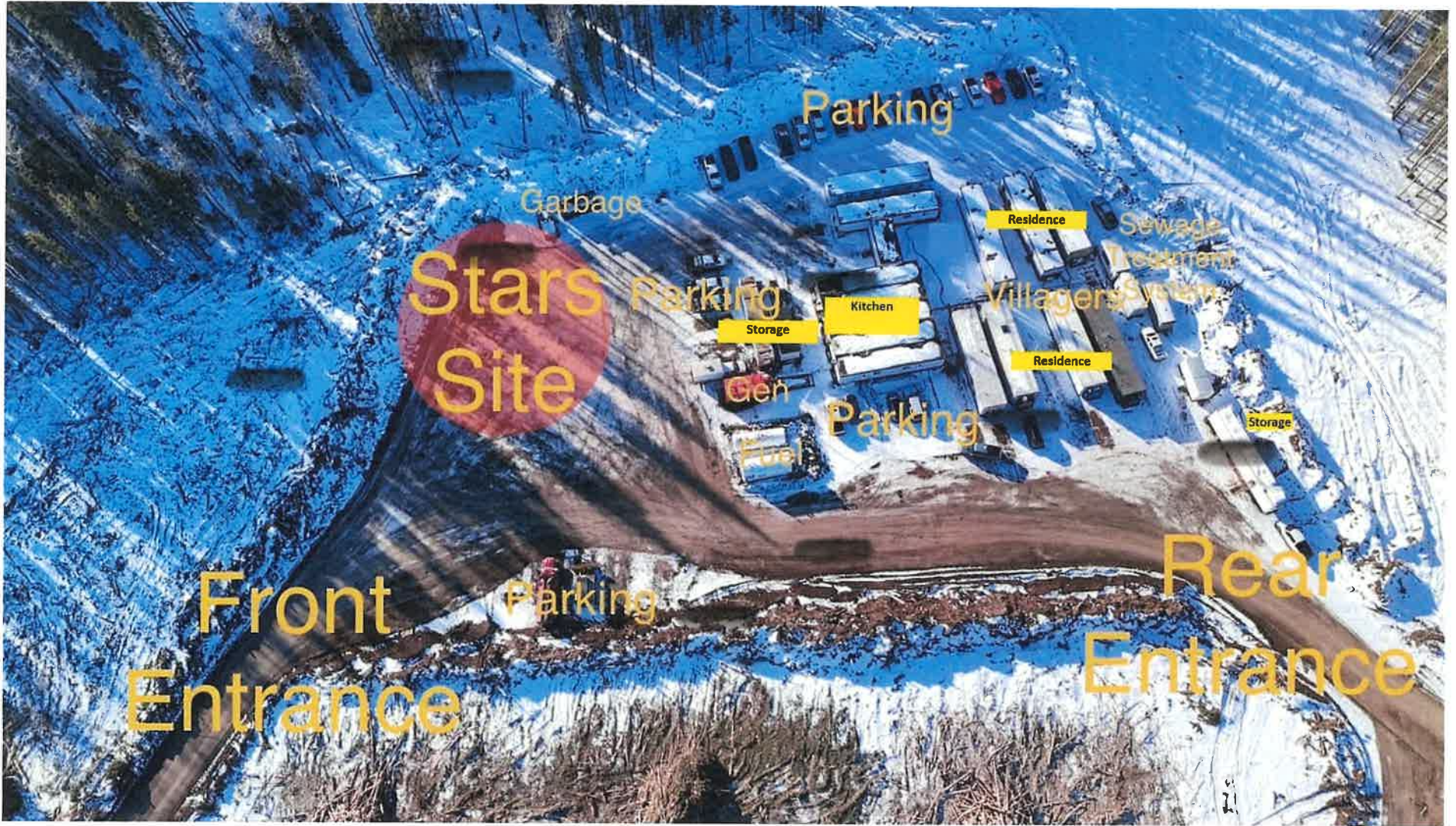
FEE ENCLOSED:    YES  NO     AMOUNT: \$ 50.00    RECEIPT NO.: 229704

DEFINED USE: Temporary Industrial Camp

PERMITTED/DISCRETIONARY: Discretionary Use

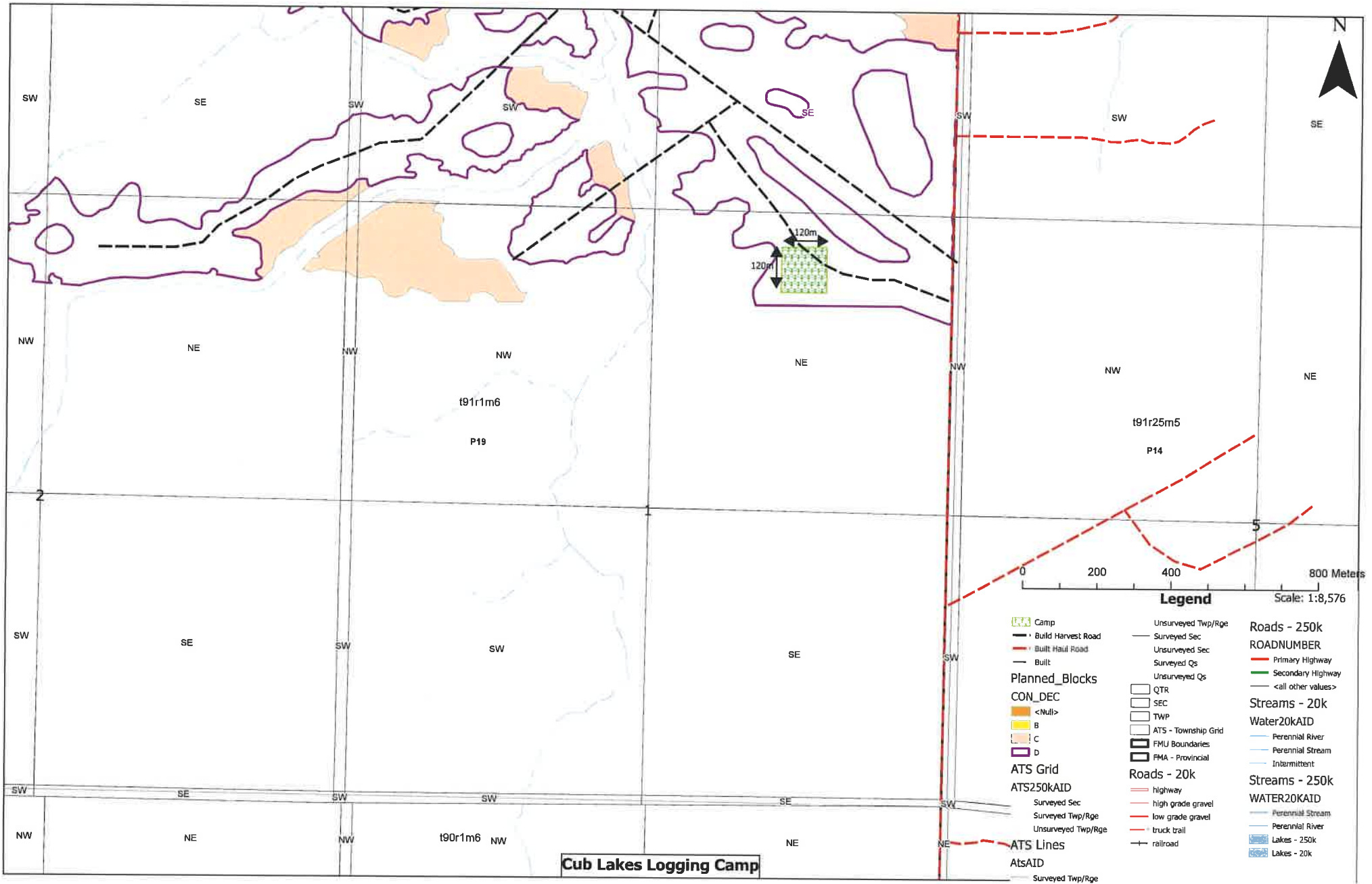
VARIANCE:     

04.B-1)



04.B-1)

04.B-1)



**Cub Lakes Logging Camp**

- Legend**
- Camp
  - Build Harvest Road
  - Built Haul Road
  - Built
  - Planned\_Blocks**
  - CON\_DEC**
  - <Null>
  - B
  - C
  - D
  - ATS Grid**
  - ATS250kAID**
  - Surveyed Sec
  - Surveyed Twp/Rge
  - Unsurveyed Twp/Rge
  - ATS Lines**
  - AtsAID**
  - Surveyed Twp/Rge
  - Unsurveyed Twp/Rge
  - Surveyed Sec
  - Unsurveyed Sec
  - Surveyed Qs
  - Unsurveyed Qs
  - QTR
  - SEC
  - TWP
  - ATS - Township Grid
  - FMA Boundaries
  - FMA - Provincial
  - Roads - 20k**
  - highway
  - high grade gravel
  - low grade gravel
  - truck trail
  - railroad
  - Roads - 250k**
  - ROADNUMBER**
  - Primary Highway
  - Secondary Highway
  - <all other values>
  - Streams - 20k**
  - Water20kAID**
  - Perennial River
  - Perennial Stream
  - Intermittent
  - Streams - 250k**
  - WATER20kAID**
  - Perennial Stream
  - Perennial River
  - Lakes - 250k
  - Lakes - 20k

04.B-1)

PH: / E:\Admin\Academics\11621\11621\Project\11621 - Development\Permits\2025\01\25 DP - Mirec (Industrial Camp)\01-25 DP - Mirec.mxd / February 27, 2025



# DEVELOPMENT PERMIT APPLICATION

## COUNTY OF NORTHERN LIGHTS

### LEGAL: NE1, Twp 91, Rge 1, W6M

### FILE No. DP-25-08



SCALE 1 : 5,000

0 50 100 150 200(m)

NOTE: Improvements located as per data supplied by owner and Abadata measurements.



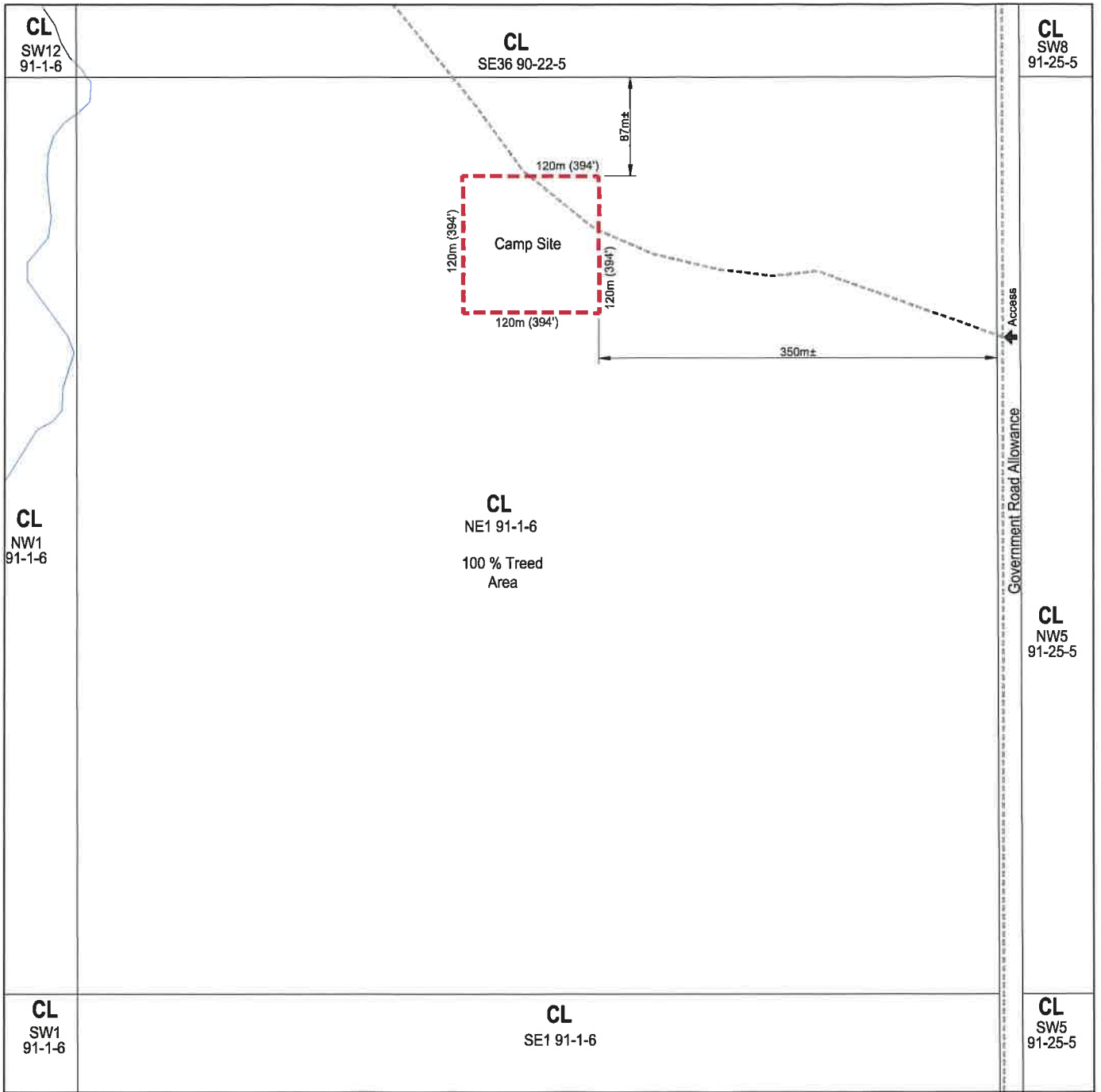
February 27, 2026

**LEGEND**

- Location of Camp
- Access
- Haul Roads

04.B-1

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-  Haul Roads

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# County of Northern Lights

# 600 7th Avenue NW, Box 10, Manning, AB T0H  
2M0 Phone: (780) 836-3348 Fax (780) 836-3663

## ADDITIONAL DEVELOPMENT INFORMATION

PLEASE INDICATE BELOW THE METHOD OF SEWAGE DISPOSAL AND TYPE OF DOMESTIC WATER SUPPLY TO BE USED IN RELATION TO YOUR DEVELOPMENT APPLICATION. PLEASE INDICATE ON THE SITE PLAN THE PROPOSED LOCATION AND DISTANCES OF YOUR WATER SUPPLY AND SEWAGE DISPOSAL FROM ALL PROPERTY LINES AND RESIDENCE.

### TYPE OF DOMESTIC WATER SUPPLY (PLEASE CHECK)

- DUGOUT
  - WELL
  - E  CISTERN AND HAULING SERVICE
  - COMMUNITY WELL/MUNICIPAL SERVICE
  - OTHER (PLEASE SPECIFY)
- 

### TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

- OPEN DISCHARGE/APPROVED SEPTIC TANK
- SUB-SURFACE DISPOSAL/APPROVED SEPTIC TANK
- ABOVE GROUND MOUND/APPROVED SEPTIC TANK
- APPROVED SEWAGE LAGOON
- OUTDOOR PRIVY
- MUNICIPAL SERVICE
- E  OTHER (PLEASE SPECIFY)

Treatment and Pump on-site

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PLEASE INDICATE IF THE ABOVE INFORMATION IS:

- a) EXISTING
- b) PROPOSED

### FOR ADDITIONAL INFORMATION CONTACT:

MUNICIPAL AFFAIRS AND HOUSING, Public Safety Department  
PEACE RIVER, AB  
PHONE: 1-866-421-6929

04.B-1)



**APPLICANT STATEMENT REGARDING ABANDONED WELLS**

In accordance with the Municipal Government Act Subdivision and Development Regulation

I \_\_\_\_\_, registered owner (or  
(Please Print)

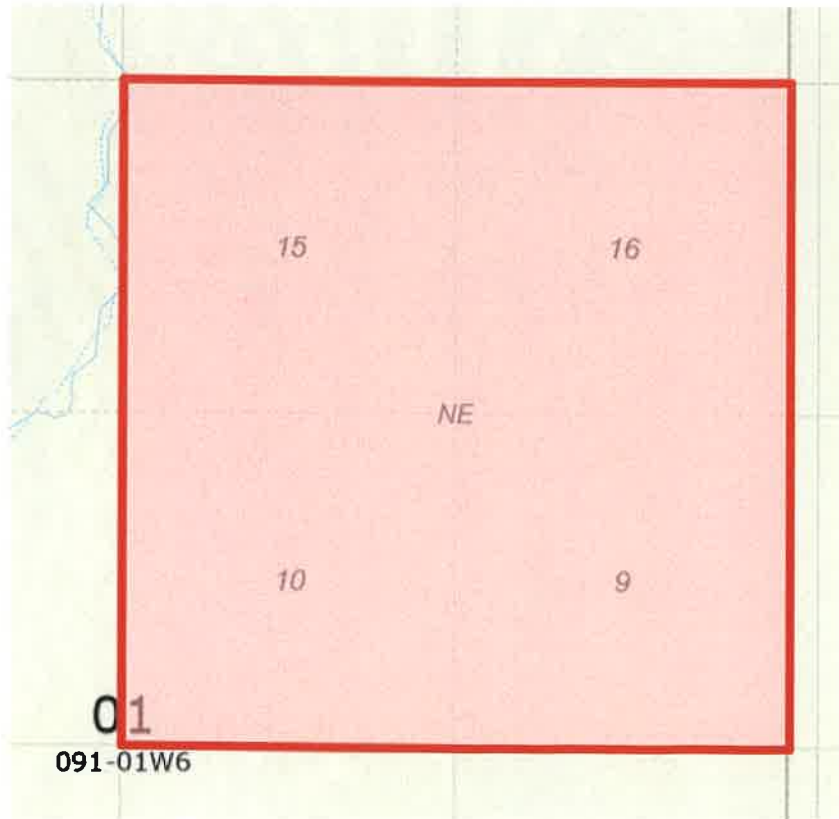
their agent) of NE 1 091 01 6, have consulted the Energy  
(Legal Land Description)

Resources Conservation Board (ERCB) Abandoned Well Map Viewer, and verified that **there are no abandoned wells** located the property subject to this application. A copy of the ERCB map showing the subject property is attached.

\_\_\_\_\_  
Signature of registered owner (or agent)

3/20/26

\_\_\_\_\_  
Date



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