

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, JUNE 09, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/83600717523?pwd=htAktai9ipjG51QDE84VQghRxOuo7c.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, May 26, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1) DP-26-12 – Permitted Use

2) DP-26-09 – Permitted Use

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

1) DP-26-13 – Accessory Building requiring variances

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MAY 26, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/86165383277?pwd=yLoS9iCu7HO8z1qOv7OQnPOkez1gkB.1>

PRESENT:

Gary These	Ward One	Weberville/Stewart
Kayln Schug	Ward Two	Warrens ville/Lac Cardinal (virtual)
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
Linda Halabisky	Ward Seven	Keg River/Carcajou

IN ATTENDANCE:

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

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, May 26, 2026, Municipal Planning Commission Meeting to order at 11:00 a.m.

02.0 ADOPTION OF THE AGENDA

025/26/05/26MPC **MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, May 26, 2026, Municipal Planning Commission Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, April 14, 2026, Municipal Planning Commission Meeting Minutes

026/26/05/26MPC **MOVED BY Councillor These to acknowledge receipt of the Tuesday, April 14, 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

1) DP-26-11 – Permitted Use

027/26/05/26MPC **MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-26-11; issued by the Development Officer and accept it for information.**
CARRIED

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, May 26, 2026, Municipal Planning Commission Meeting at 11:01 a.m.

Chair, Councillor Gloria Dechant

CAO, Gerhard Stickling



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 26-12
ROLL NO.: 291619
DEVELOPMENT: Deck (392 ft²)
USE TYPE: Permitted Use
LAND USE DISTRICT: Country Residential General (CR1) District
LEGAL DESCRIPTION (ATS Location): SW 3-84-22-W5M
SHORT LEGAL: Plan 8821746 Lot A
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 development shall proceed in accordance with the attached site plan and/or elevations to reflect the proposed location on Plan 8821746 Lot A, Pt. SW 3-84-22-W5M.
2. The applicant/owner shall comply with the uses and regulations of Country Residential General (CR1) District.
3. The applicant/owner may be required to enter into 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.
4. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority 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. No further development or construction shall be allowed without an approved Development Permit.

May 21, 2026
DATE OF DECISION

May 21, 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.	DP 26-12
DATE RECEIVED	April 24, 2026
ROLL NO.	291619

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: 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>SW 3-84-22WS1M</u>
Legal description (if applicable): Registered Plan:	<u>8821746</u> Block: _____ Lot (parcel): <u>A</u>
QTR/LS:	<u>SW</u> Section: <u>3-84</u> Township: <u>840</u> Range: <u>223</u> Meridian: <u>5M</u>
Size of the Parcel to be developed _____	<input type="checkbox"/> Acres or <input type="checkbox"/> Hectares
Description of the existing use of the land: _____	
Proposed Development: _____	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
	<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES
	<input type="checkbox"/> SHED/GARAGE/BARN(S)
	<input checked="" type="checkbox"/> OTHER (SPECIFY) <u>DECK</u>
Estimated:	Date of Commencement: <u>APR 2026</u> Date of Completion: <u>APR 2026</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: _____ LOT WIDTH: _____ LOT LENGTH: _____ 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 _____

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

NOTE: _____ Date _____ SIGNATURE OF APPLICANT _____
Signature of Registered Landowner required if different from Applicant _____ Date _____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Country Residential General

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 231670

DEFINED USE: Deck

PERMITTED/DISCRETIONARY: Permitted Use

VARIANCE: _____



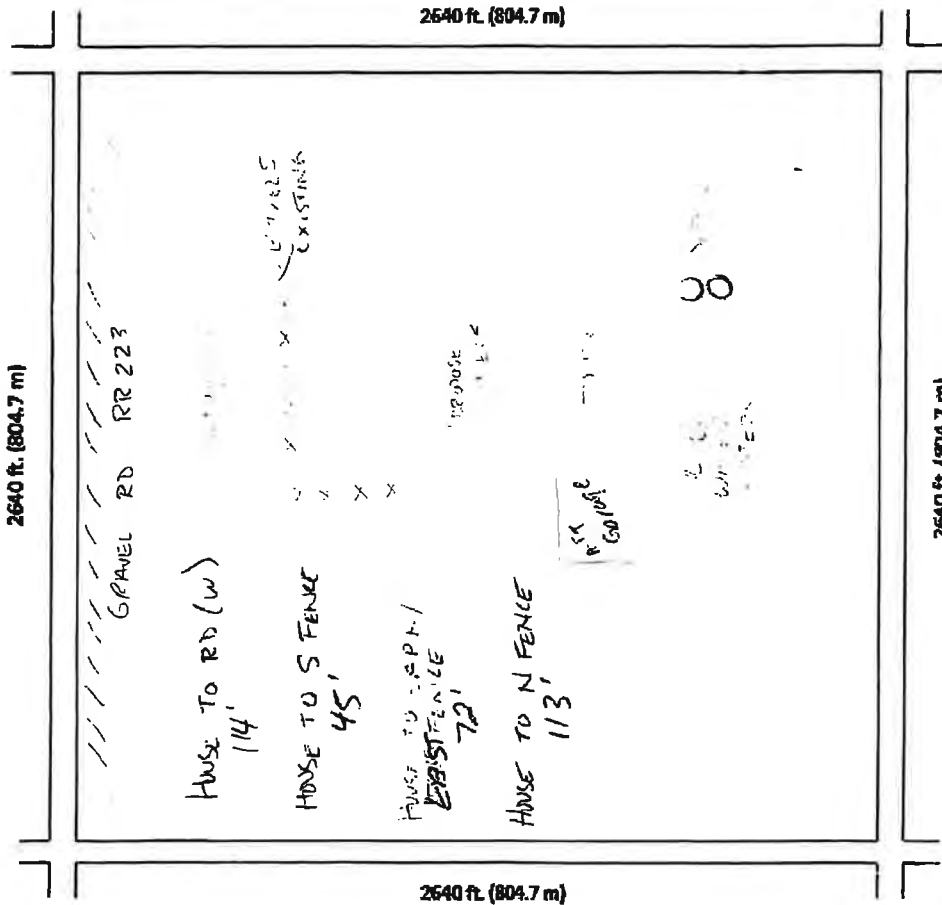
04.A-1)

PROPOSED DEVELOPMENT SKETCH

LEGAL SW $\frac{1}{4}$ SEC 3 TWP 840 RG 223 W 5 M

- ┌ Parcel Boundaries/dimensions (feet, meters, etc.).
- ┌ 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 $\frac{1}{4}$ section (if applicable).
- ┌ Locate shelterbelts, creeks, rivers, drainage ditches, railways, etc.

North



Landing 48" x 48"

Stairs: 7 Risers

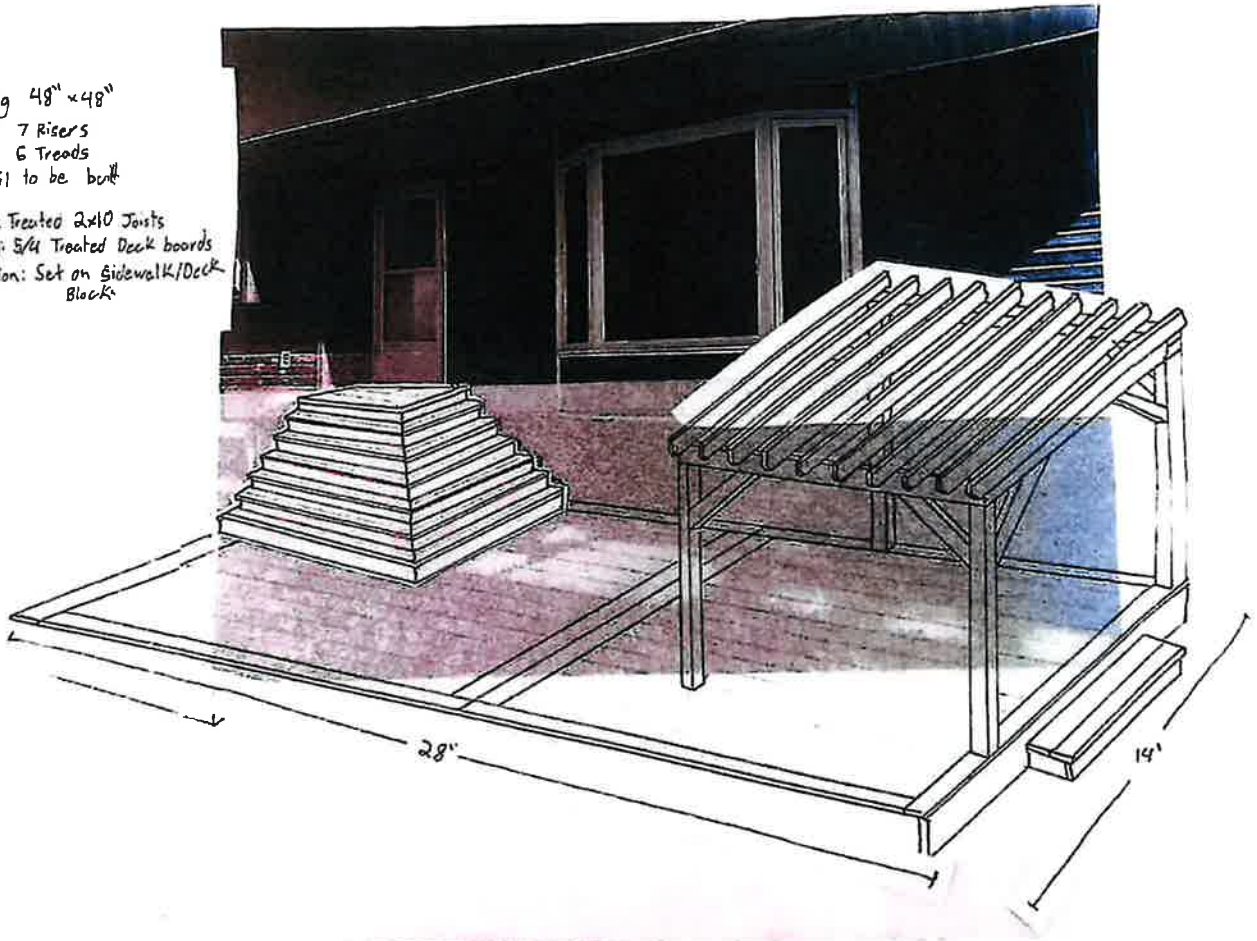
6 Treads

Handrail to be built

Frame: Treated 2x10 Joists

Decking: 5/4 Treated Deck boards

Foundation: Set on Sidewalk/Deck
Blocks





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 26-09
ROLL NO.: 72312
DEVELOPMENT: **Manufactured Home (1,064 ft²) with Addition (160 ft²), Deck (96 ft²), and Steps**
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture (A) District
LEGAL DESCRIPTION (ATS Location): SE19-85-23-W5M
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 development shall proceed in accordance with the attached site plan and/or elevations to reflect the proposed location on SE19-85-23-W5M.
2. The applicant/owner shall comply with the uses and regulations of Agriculture General (A) District.
3. Septic services to the existing home on the property shall be disconnected.
4. The existing home on the property shall not be used as a residence and shall be removed from the property within five years from date of issuance of this permit.
5. The applicant/owner may be required to enter into 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.
6. The applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.

04. A-2)

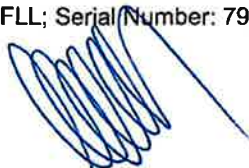
7. The proposed foundation of the manufactured home and addition shall meet the requirements of the Alberta Building Code.
8. The owner/developer shall contact an accredited agency contracted by the Alberta Safety Codes Authority to obtain the following permits or approval applicable: Building Permit – 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.
9. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
10. The exterior is to be finished with wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement natural site features.
11. No further development or construction shall be allowed without an approved Development Permit.

Advisement:

1. Manufactured Home Identification Numbers: Model Number: 76 3FLL; Serial Number: 7995

May 28, 2026
DATE OF DECISION

May 28, 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

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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-2)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 26-09
DATE RECEIVED	April 1, 2026
ROLL NO.	72312

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0

W: www.countyofnorthernlights.com | E: 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>853010 Range Road 235</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SE</u> Section: <u>19</u> Township: <u>85</u> Range: <u>23</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>0.04</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Open grass on home site location</u>	
Proposed Development: <u>Place a 14x76 house trailer on grass area for living, also install new septic Tank for the dwelling with pump out system, also 10x16 addition</u>	
Circle any proposed uses(s):	
<input type="checkbox"/> SIGN(S)	<input type="checkbox"/> CULVERT(S)/ ROAD ACCESS POINT(S)
<input checked="" type="checkbox"/> DWELLING UNIT(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S)
<input type="checkbox"/> HOME BASED BUSINESS	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
<input type="checkbox"/> PUBLIC USE(S)/ UTILITIES <input type="checkbox"/> SHED/GARAGE/BARN(S) OTHER (SPECIFY)	
Estimated:	Date of Commencement: _____ Date of Completion: _____ Value of Construction: \$ _____

04.A-2

PROPOSED DEVELOPMENT SKETCH

LEGAL SE ¼ SEC 19 TWP 85 RG 23 WW5 M

- ┌ Parcel Boundaries/dimensions (feet, meters, etc.).
- ┌ 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 (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

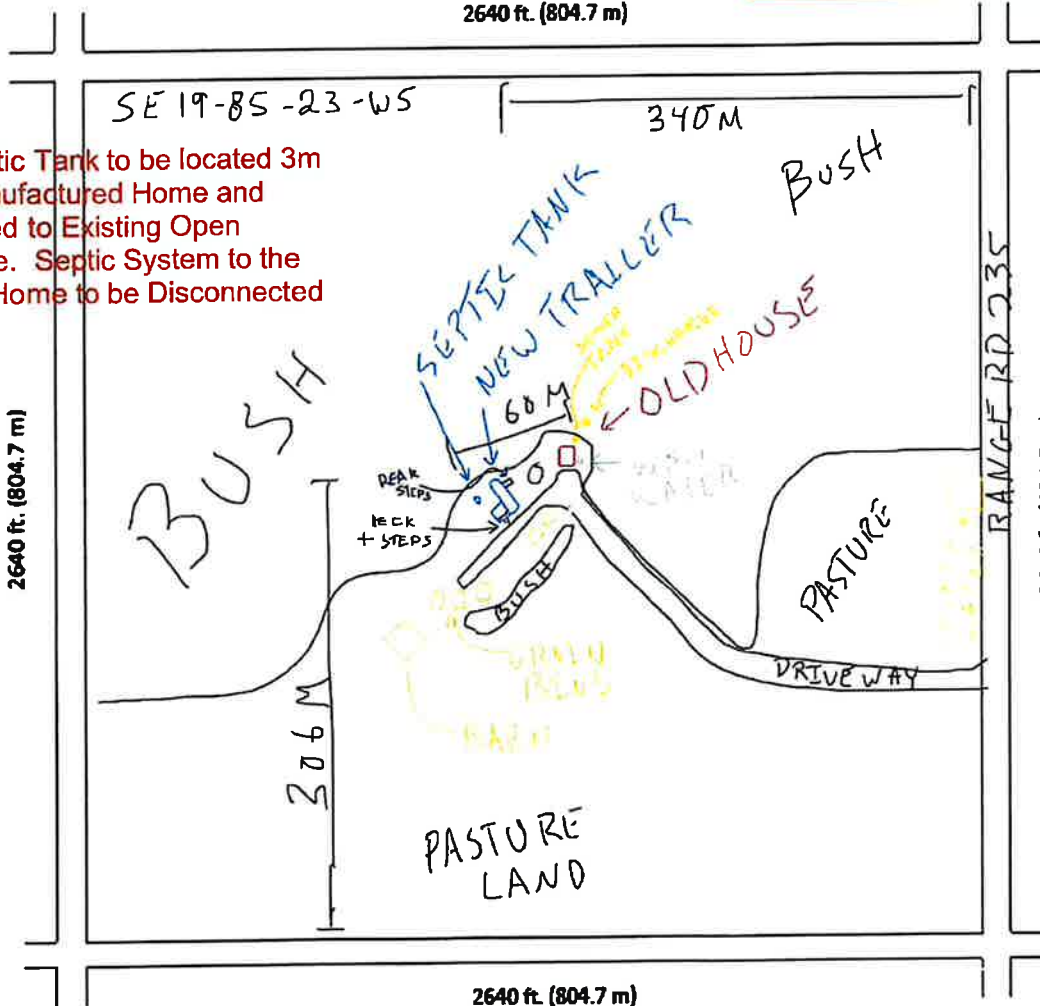
AS PER LETTER/CONDITIONS

DATED: _____

PER: _____

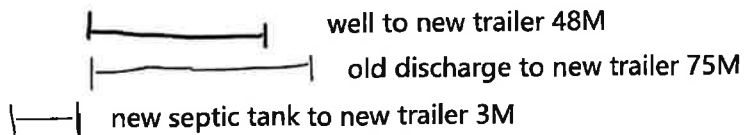
North

2640 ft. (804.7 m)



New Septic Tank to be located 3m from Manufactured Home and Connected to Existing Open Discharge. Septic System to the Existing Home to be Disconnected

2640 ft. (804.7 m)



04.A-2)



04.A-2)

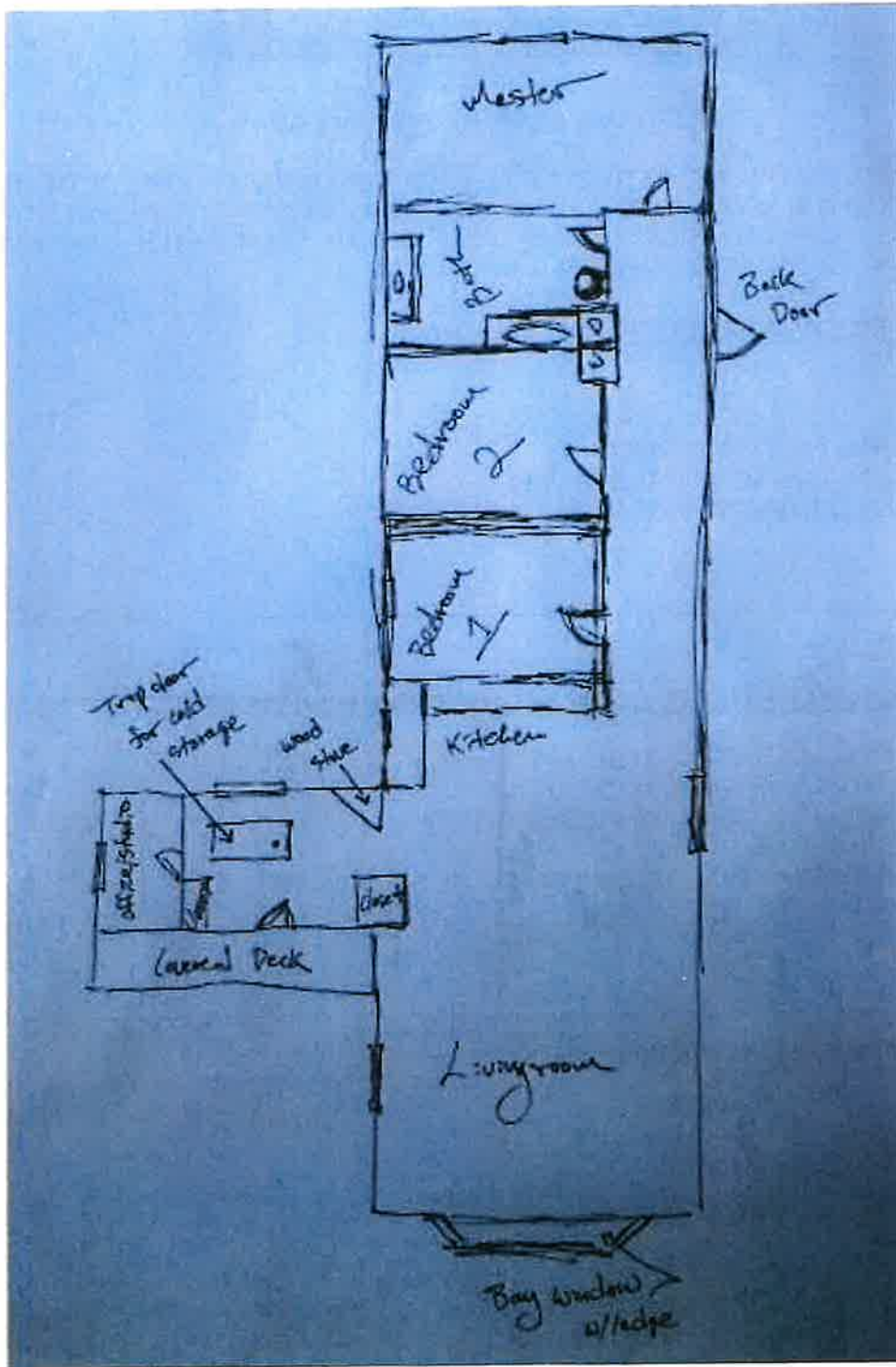


04. A-2)



04.A-2)

Floor Plan





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
- 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
- OTHER (PLEASE SPECIFY)

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

04.19.21



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

I, _____, registered owner (or
(Please Print)

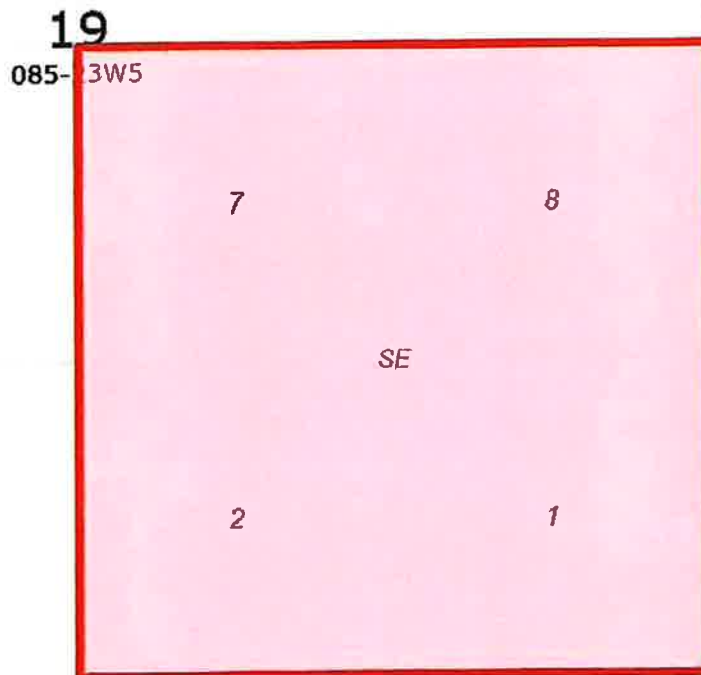
their agent) of SE 19 85 23 W5, have consulted the Energy
(Legal Land Description)

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)

March 24, 2026

Date



04.A-2)



To: **Reeve and Council – County of Northern Lights** Date: **June 9, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128, DP26-13**
Cc: **David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes to construct a 172 m² (12.80 m x 13.41 m) or 1,848 ft² (42 ft x 44 ft) accessory building (shop) on Lot 1, Block 1, Plan 90857, on a portion of NE 11-86-21-W5M. The proposed building will be located 27.44 m (90 ft) from the front property boundary adjacent the County’s road right-of-way (Range Road 221). The proposed building will have 4.27 m (14 ft) walls and will be a maximum of 6.55 m (21.5 ft) in height from finished grade to peak.

Site and Surrounding Lands

The site is located southwest of the Township Road 862 and Range Road 221 intersection, 19 km northeast of Webberville, and 5 km east of Highway 743. The site is 6.9 ha (17.0 ac) in size and is designated Agriculture General (A) District by the Land Use Bylaw (LUB), which allows accessory buildings as a permitted use. The site contains a driveway, a manufactured home, and a dugout. With exception of the yard site, the balance of the lands contains grass and trees. Lands adjacent to the site are zoned A District.

The development is not within any historical value (HRV) classified land designation, the Grimshaw Gravels Aquifer, a key wildlife biodiversity zone, or environmentally sensitive area.

Access and Servicing

Access to the site is provided from Range Road 221, which has a residential road classification. An overhead powerline located north of Township Road 862 provides power to the site.

There is one active and one abandoned low pressure gas line owned by North Peace Gas Coop. There are no well sites, record of any spills or contamination, high pressure gas lines, or County water lines on the site.

Potable water is provided to the site by the Webberville Water Coop.

Compliance with Approved Plans and Land Use Compatibility

The proposed development conforms to the County’s Municipal Development Plan.

Regulation I.31.1 of the County’s Land Use Bylaw (LUB) requires any building or structure to be setback from the adjacent roadway a minimum of 41m (131 ft) from the right-of-way boundary (property line), unless otherwise required by the Development Authority. In contrast, the proposed building will be located with a setback distance of 27.44 m (90 ft) from the County road right-of-way boundary (property line).

Regulation I1.6 states that an accessory building shall be not more than 6.1 m (20 ft) in height unless otherwise approved by the Development Authority. The proposed building has a maximum height of 6.55 m (21.5 ft) from finished grade to peak.

04.B-1)



If approved, the proposed building will require the following variances:

- A reduction to the setback from Range Road 221 from 41m (131 ft) to 27.44m (90 ft), and
- The height of the proposed shop building to be increased from 6.1 m (20 ft) to 6.55 m (21.5 ft).

The proposed variance to the front yard setback requirement is reasonable because the applicant is wanting to maintain a setback distance from the existing dugout, as well as avoid constructing the shop on top of an existing sewer line and underground power line. The building height is marginally different from the required height, meets the purpose of the A District, and is compatible with adjacent lands.

Circulation Comments

The application was circulated to referral agencies and to adjacent landowners. Responses were received from Alberta Energy Regulator, Environmental Public Health, Forestry & Parks, Telus, and the County's Public Works Department, all indicating they had no concerns with the proposed application. No additional comments were received.

Recommendation

It is recommended that the application for an accessory building (shop) to be located on Lot 1, Block 1, Plan 90857, on a portion of NE 11-86-21-W5M with a variance to the setback requirement adjacent the County road right-of-way, and a variance to the maximum height for an accessory building, be **APPROVED** subject to the following conditions:

1. The development proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 90857.
2. The applicant shall comply with the uses and regulations of the Agriculture General (A) District.
3. The applicant/owner may be required to enter into 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.
4. The shop building shall be situated within the property boundaries a minimum distance of 27.44 m (90 ft) from the road right-of-way.
5. The shop building shall be no more than 6.55 m (21.5 ft) in height.
6. 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 features.
7. The applicant/owner shall contact an accredited agency contracted by the Alberta Safety Codes Authority 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.
8. No further development or construction shall be allowed without an approved Development Permit.
9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO. DP 26-13	
DATE RECEIVED April 24, 2026	
ROLL NO. 312605	

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
 W: www.countyofnorthernlights.com | E: 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>861080 RGE RD 211, County of Northern Lights, T0H 2A0</u>	
Legal description (if applicable): Registered Plan: <u>90857</u> Block: <u>1</u> Lot (parcel): <u>1</u>	
QTR/LS: <u>NE</u> Section: <u>11</u> Township: <u>36</u> Range: <u>21</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>17.05</u> <input checked="" type="checkbox"/> Acres or <input type="checkbox"/> Hectares	
Description of the existing use of the land: <u>Acceage</u>	
Proposed Development: <u>Shop 42ft x 44ft x 14ft</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 checked="" type="checkbox"/> ACCESSORY STRUCTURE(S)/ USE(S) <input 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>TBD</u> Date of Completion: <u>TBD</u> Value of Construction: \$

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: 17.05 acres LOT WIDTH: 151m LOT LENGTH: 457.2m PERCENTAGE OF LOT OCCUPIED: 10%

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

ACCESSORY BUILDING SETBACK: FRONT: 131ft REAR: 50ft SIDES: 50ft / 131ft HEIGHT 22ft

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: 016-001602 YEAR BUILT: 2014 SIZE: WIDTH 20ft LENGTH 76ft

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

NOTE:

Signature of Registered Landowner required if different from Applicant

Apr 23/26
Date

SIGNATURE OF APPLICANT

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

LAND USE DISTRICT: Agriculture General (A) District

FEE ENCLOSED: YES NO AMOUNT: \$ 50.00 RECEIPT NO.: 231777

DEFINED USE: Accessory Building

PERMITTED/DISCRETIONARY: Permitted Use

VARIANCE: Variance Required

04.B-1)

Site Plan

N

151m

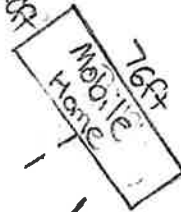
TWP RD 862

8500



Water Coop

80ft



76ft

60ft

Driveway

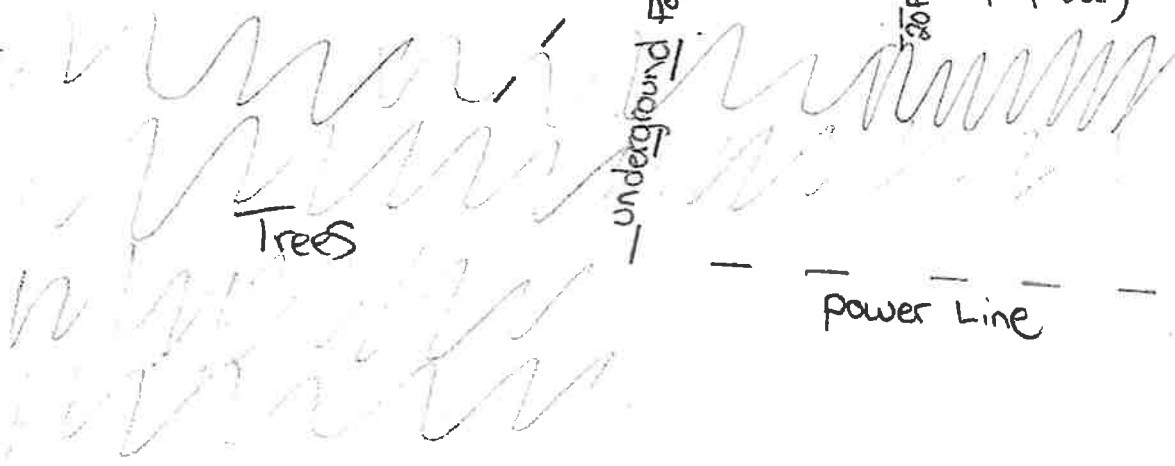
H=14ft



W=44ft

L=44ft

90ft (proposed)



Trees

Sewer

underground Power

power Line

457.2m

Dead End Road

457.2m

151m

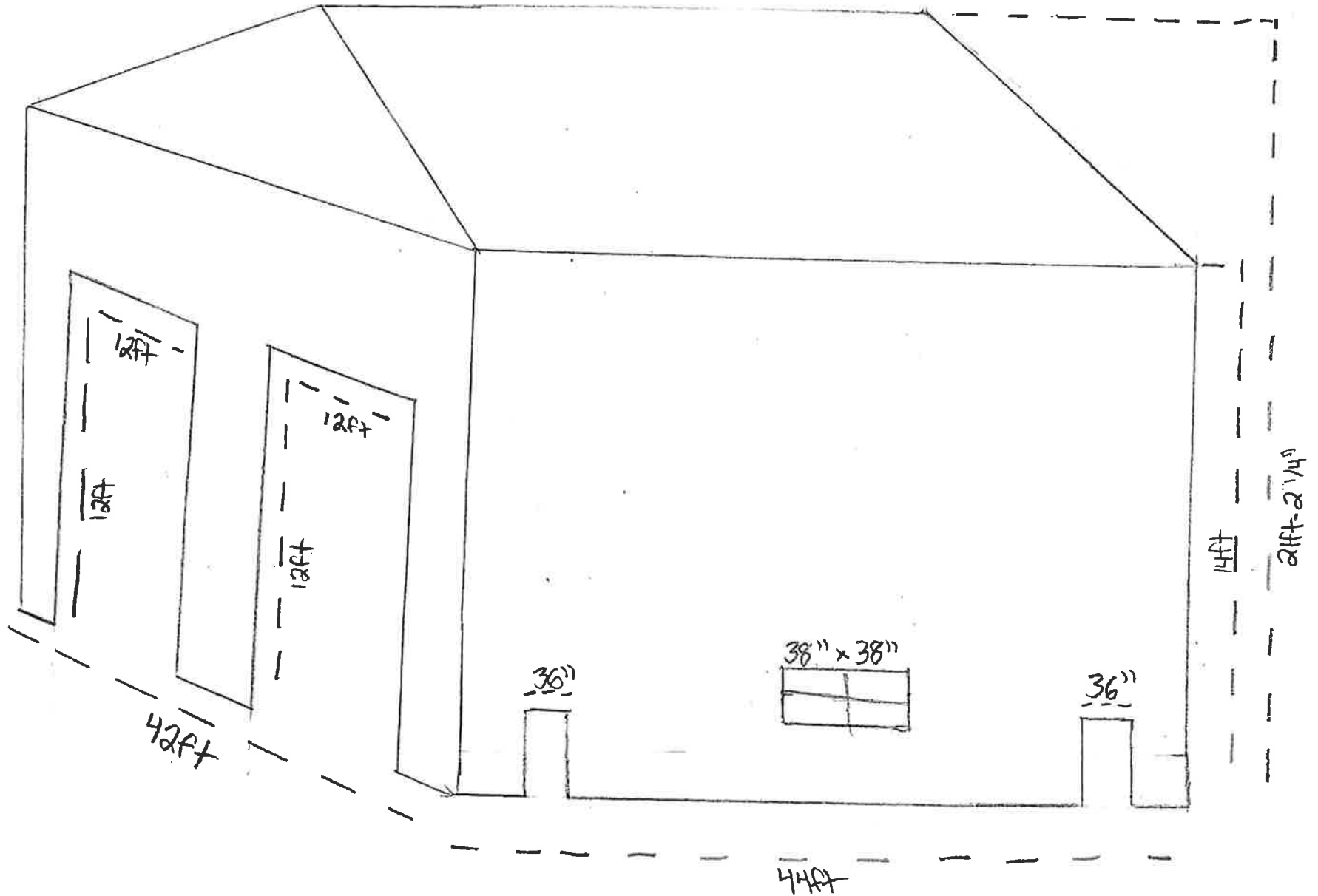
S

04.B-1)

-2nd window on back wall

Elevation Drawing

42ft x 44ft x 14ft



04.B-1)



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

No Water will be connected to the shop

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
- OTHER (PLEASE SPECIFY)

No Sewer systems will be in the shop

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)

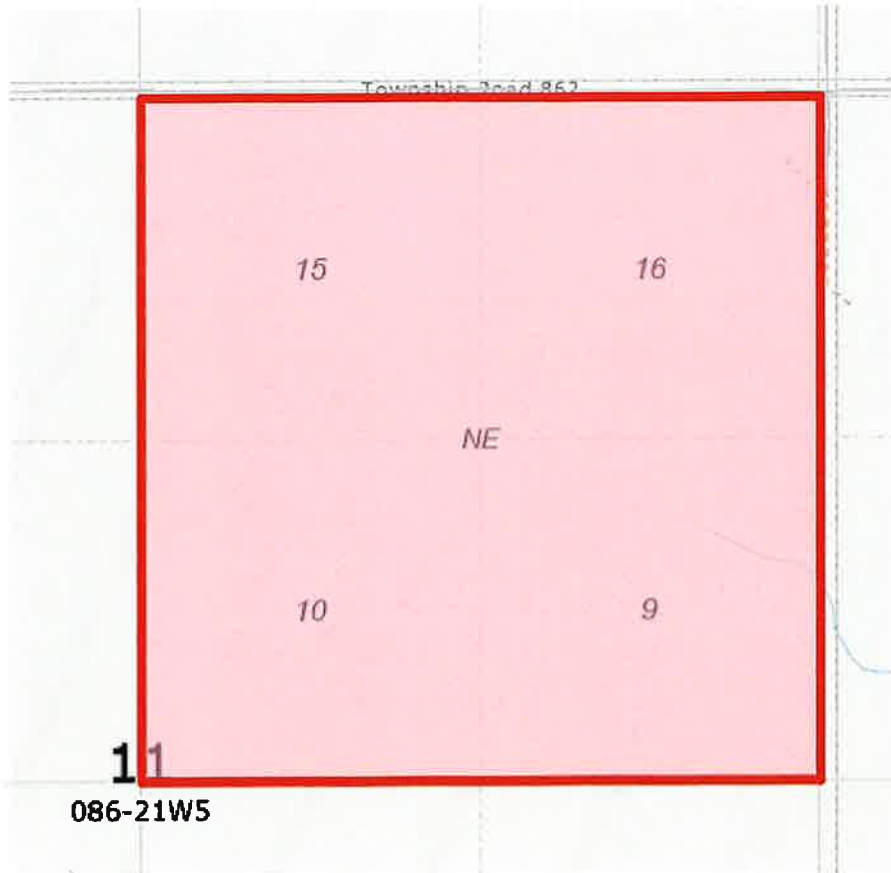
their agent) of NG 11; 86; 21; W5, have consulted the Energy
(Legal Land Description)

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)

April 23/26

Date



04.B-1)