



AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, SEPTEMBER 8, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/82917977799?pwd=nlg0vg2QCmaK0br70gir3wvNGkb9B8.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, August 11, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

- 1. DP-26-31 – Permitted Use*
- 2. DP-26-33 – Permitted Use*

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

- 1. DP26-18 – Residential Accessory Building*
- 2. DP26-22 – Residential Accessory Building*

C) Miscellaneous

05.0 ADJOURNMENT



MINUTES

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

PRESENT:	Gary These	Ward One	Weberville/Stewart
	Kayln Schug	Ward Two	Warrensville/Lac Cardinal
	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
	Josh Hunter	Director of Finance
	Charles Schwab	Director of Public Works
	Jessica Gummesen	Executive Assistant/ Recorder
	Dan Archer	Mile Zero Banner Post Reporter
	Pearl Luken	Planning and Development Clerk

REGRETS:	Brenda Yasinski	Ward Three	Dixonville/Chinook Valley
-----------------	-----------------	------------	---------------------------

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, August 11, 2026, Municipal Planning Commission Meeting to order at 11:08 a.m.

02.0 ADOPTION OF THE AGENDA

041/11/08/26MPC **MOVED BY** Councillor Shug to acknowledge receipt of the Tuesday, August 11, 2026, Municipal Planning Commission Agenda and accept it for information
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

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

042/11/08/26MPC **MOVED BY** Councillor Reese to acknowledge receipt of the Tuesday, July 14, 2026, Municipal Planning Commission Meeting Minutes and accept it for information
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP26-19 – Permitted Use

2. DP26-27 – Permitted Use

043/11/08/26MPC **MOVED BY** Councillor Halabisky to acknowledge receipt of the Development Permits, DP26- 19, and DP26-27, issued by the Development Officer and accept it for information
CARRIED UNANIMOUSLY

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

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, August 11, 2026, Municipal Planning Commission Meeting at 11:09 a.m.

Chair, Councillor Gloria Dechant

CAO, Gerhard Stickling



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

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.: DP-26-31
ROLL NO.: 72297
DEVELOPMENT: Deck 188 m² (616 ft²)
USE TYPE: Permitted Use
LAND USE DISTRICT: Agriculture General (A) District
LEGAL DESCRIPTION (ATS Location): SW8-85-23-W5M
CONSTRUCTION VALUE: < \$250,000
NAME & ADDRESS OF APPLICANT(s):



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 SW8-85-23-W5M
2. The applicant/owner shall comply with the uses and regulations 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 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.

5. No further development or construction shall be allowed without an approved Development Permit.

August 13, 2026
DATE OF DECISION

August 17, 2024
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.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP26-31
DATE RECEIVED	July 14, 2026
ROLL NO.	12297

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 REGISTERED OWNER	
	ADDRESS	
	POSTAL CODE	
	EMAIL ADDRESS*	
	You agree to receive correspondence by email.	
	PHONE (CELL)	PHONE (RES)

LAND INFORMATION			
Municipal Address (if applicable): <u>2340S8 TWP RD 851</u>			
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____			
QTR/LS: <u>SW</u> Section: <u>08</u> Township: <u>8S</u> Range: <u>23</u> Meridian: <u>W5</u>			
Size of the Parcel to be developed _____ ☐ Acres or ☐ Hectares			
Description of the existing use of the land: <u>Home and farm hay land.</u> <u>Residential.</u>			
Proposed Development: <u>Removal of two single Standing decks and</u> <u>replace with one continuous deck the length of the</u> <u>house. 44' x 16' x 22"</u>			
Circle any proposed uses(s): ☐ SIGN(S) ☐ CULVERT(S)/ ROAD ACCESS POINT(S) ☐ PUBLIC USE(S)/ UTILITIES ☐ DWELLING UNIT(S) ☐ ACCESSORY STRUCTURE(S)/ USE(S) ☐ SHED/GARAGE/BARN(S) ☐ HOME BASED BUSINESS ☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S) ☒ OTHER (SPECIFY) <u>Deck.</u>			
Estimated:	Date of Commencement: <u>July 1st</u> <u>2026</u>	Date of Completion: <u>August 30</u> <u>2026.</u>	Value of Construction: <u>\$6500.00</u>

RECEIVED

JUL 14 2026

COUNTY OF
NORTHERN LIGHTS

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: <u>881</u> REAR: <u>1762"</u>		SIDES: _____	HEIGHT: _____
ACCESSORY BUILDING SETBACK: FRONT: <u>863</u> REAR: <u>1762</u>		SIDES: _____	HEIGHT: _____

Deck

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: 35293 YEAR BUILT: 2013 SIZE: WIDTH 20' LENGTH 76'

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

06/25/2026
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: agriculture general

FEE ENCLOSED: YES ☒ NO ☐ AMOUNT: \$ 50 RECEIPT NO.: 236230

DEFINED USE: Deck

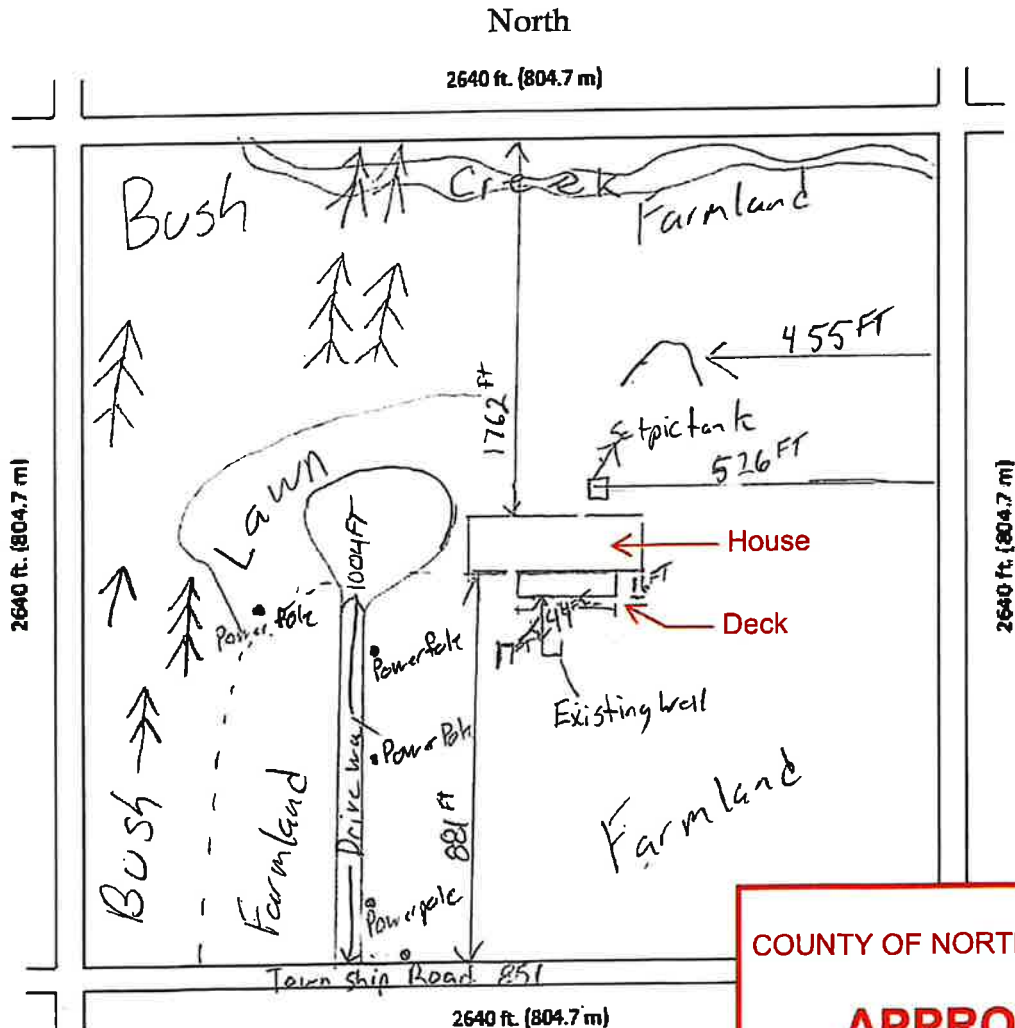
PERMITTED/DISCRETIONARY: _____

VARIANCE: _____

PROPOSED DEVELOPMENT SKETCH

LEGAL SW $\frac{1}{4}$ SEC 08 TWP 8S RG 23 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.



COUNTY OF NORTHERN LIGHTS

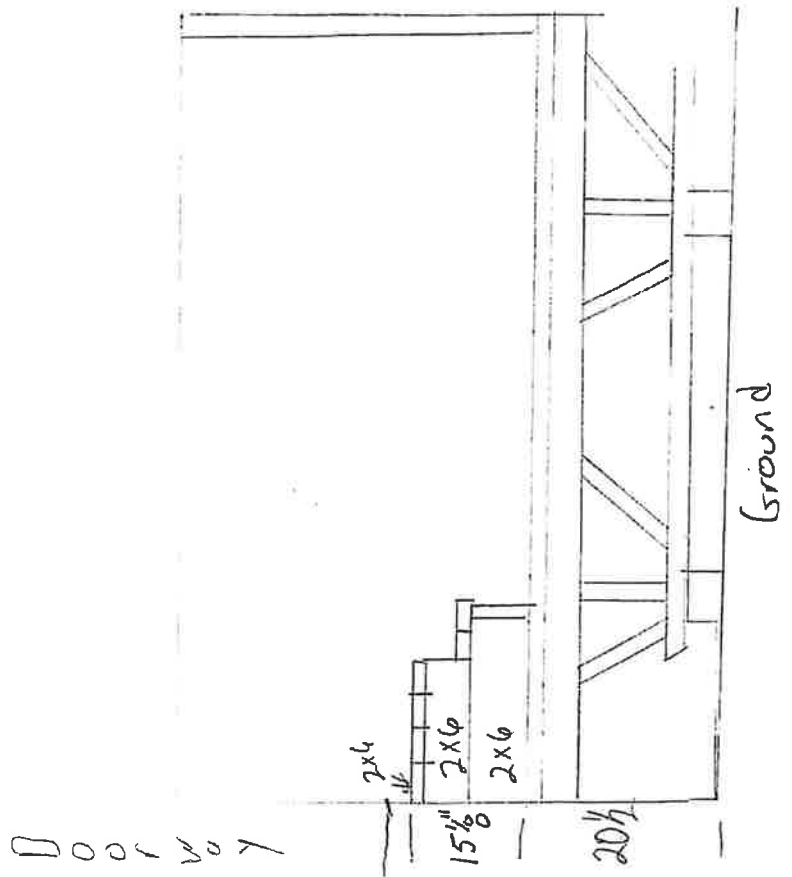
APPROVED

AS PER LETTER/CONDITIONS

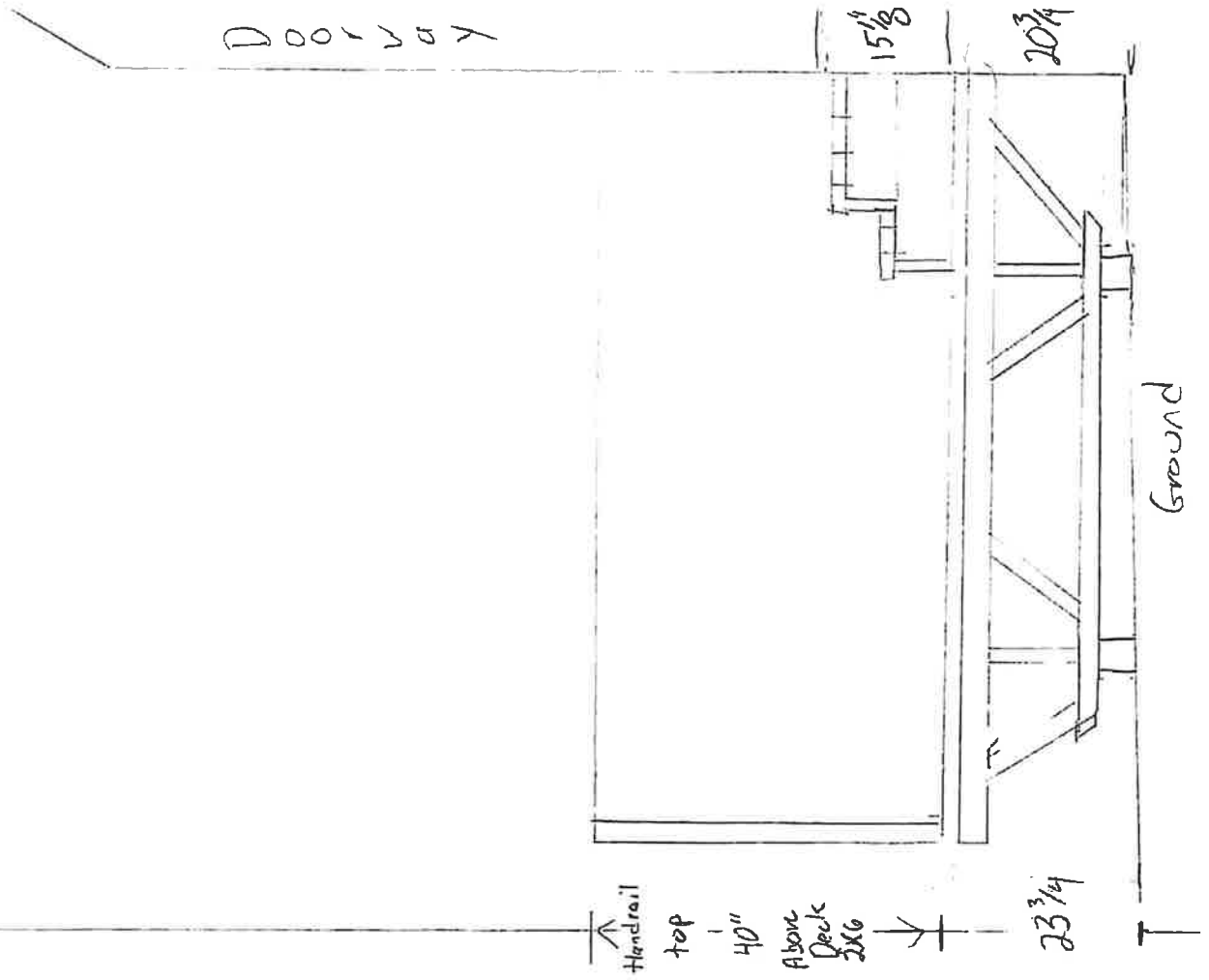
DATED: August 17, 2026

PER: [Signature]

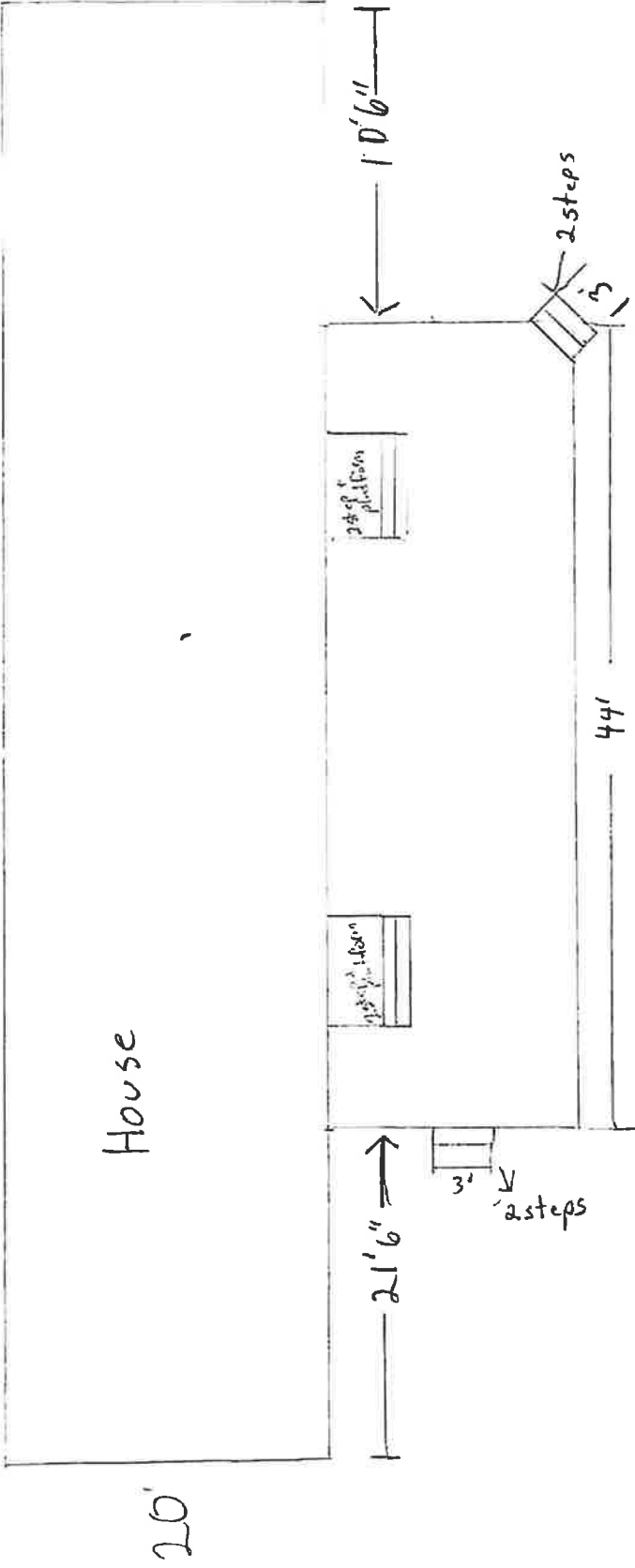
West side View



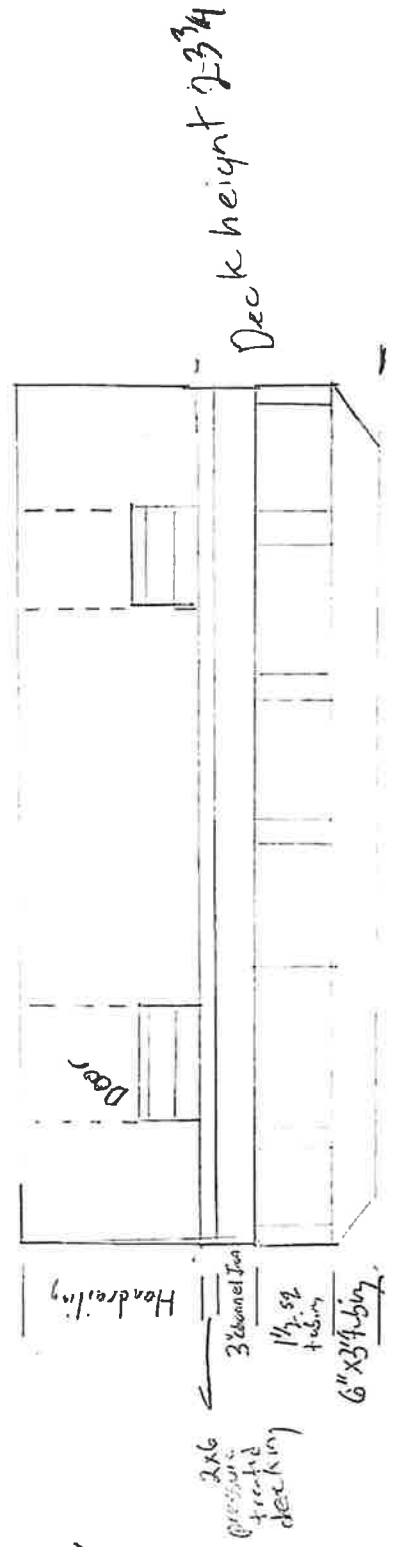
East side View



76'



South View





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

DEVELOPMENT PERMIT NOTICE OF DECISION

APPLICATION NO.:	DP 26-33
ROLL NO.:	71160
DEVELOPMENT:	Ready to Move Home (1,643 ft ²) with Basement and Attached Garage (1,120 ft ²)
USE TYPE:	Permitted Use
LAND USE DISTRICT:	Agriculture General (A) District
LEGAL DESCRIPTION (ATS Location):	SE17-84-22-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 SW17-84-22-W5M.
2. The applicant/owner shall comply with the uses and regulations of 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 applicant/owner shall comply with setbacks as per Alberta Private Sewage System Standards.
5. 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.

6. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of this development and its operation.
7. 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.
8. The existing home shall be removed from the property and taken to an approved waste facility, to another location within the County, or to another location within another municipality.
9. No further development or construction shall be allowed without an approved Development Permit.

Advisement

- 1) RTM Home Identification Numbers: Model: Heston Serial Number: HR1371
- 2) The applicant is to provide the County with a copy of the New Home Warranty once it is available.
- 3) The applicant is required to obtain Development Permit approval if the existing home is to be relocated to another site within the County of Northern Lights.

August 25, 2026
DATE OF DECISION

August 23, 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.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE

APPLICATION NO. DP 26-33
DATE RECEIVED July 20, 2026
ROLL NO. 71160

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>842012 RR 224</u>	
Legal description (if applicable): Registered Plan: _____ Block: _____ Lot (parcel): _____	
QTR/LS: <u>SE</u> Section: <u>17</u> Township: <u>84</u> Range: <u>22</u> Meridian: <u>W5</u>	
Size of the Parcel to be developed <u>160</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Agriculture</u>	
Proposed Development: <u>Place RTM Home (1643 sq. ft.) and attached garage (1120 sq. ft.)</u>	
Circle any proposed uses(s):	
☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)
☒ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
☐ PUBLIC USE(S)/ UTILITIES	
☐ SHED/GARAGE/BARN(S)	
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>8/8/26</u>
Date of Completion: <u>11/30/26</u>	Value of Construction: \$ _____

PROPOSAL INFORMATION

DEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING

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

LOT AREA: 1 acre LOT WIDTH: 225' LOT LENGTH: 225 PERCENTAGE OF LOT OCCUPIED: 5.5 %

PRINCIPAL BUILDING SETBACK: FRONT: 590' REAR: 2050' SIDES: 150' / HEIGHT 20'

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 1 ☐ NUMBER OF EMPLOYEES

☐ PROPOSED BUSINESS ACTIVITIES None

☐ 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: 7/18/2026
 Signature of Registered Landowner required if different from Applicant Date SIGNATURE OF APPLICANT
 Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

LAND USE DISTRICT: agriculture general **FOR ADMINISTRATIVE USE**

FEE ENCLOSED: YES ☒ NO ☐ AMOUNT: \$ 100 RECEIPT NO.: 036352

DEFINED USE: Residence (RTM Modular) + attached garage

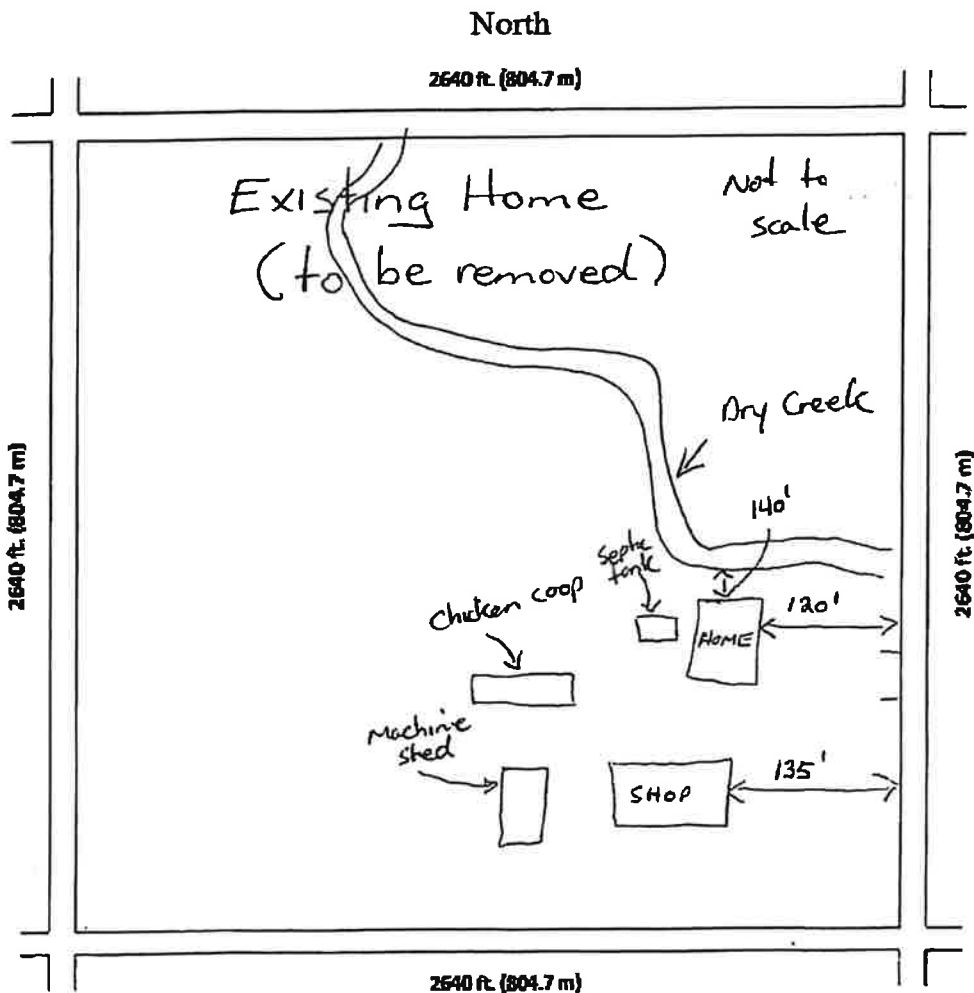
PERMITTED/DISCRETIONARY:

VARIANCE:

PROPOSED DEVELOPMENT SKETCH

LEGAL SE ¼ SEC 17 TWP 84 RG 22 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 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.



plan showing the yard before development

PROPOSED DEVELOPMENT SKETCH

LEGAL SE 1/4 SEC 17 TWP 84 RG 22 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 ¼ section (if applicable).
- Locate all existing and proposed roads, drainage ditches, railways, etc.

COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: Aug 25, 2026

PER: 

North

2640 ft. (804.7 m)

NOT TO SCALE

2540 ft. 1804.7 m)

1751

2000

Dist. 2
C. 1
C. 2
C. 3
C. 4
C. 5
C. 6
C. 7
C. 8
C. 9
C. 10
C. 11
C. 12
C. 13
C. 14
C. 15
C. 16
C. 17
C. 18
C. 19
C. 20
C. 21
C. 22
C. 23
C. 24
C. 25
C. 26
C. 27
C. 28
C. 29
C. 30
C. 31
C. 32
C. 33
C. 34
C. 35
C. 36
C. 37
C. 38
C. 39
C. 40
C. 41
C. 42
C. 43
C. 44
C. 45
C. 46
C. 47
C. 48
C. 49
C. 50
C. 51
C. 52
C. 53
C. 54
C. 55
C. 56
C. 57
C. 58
C. 59
C. 60
C. 61
C. 62
C. 63
C. 64
C. 65
C. 66
C. 67
C. 68
C. 69
C. 70
C. 71
C. 72
C. 73
C. 74
C. 75
C. 76
C. 77
C. 78
C. 79
C. 80
C. 81
C. 82
C. 83
C. 84
C. 85
C. 86
C. 87
C. 88
C. 89
C. 90
C. 91
C. 92
C. 93
C. 94
C. 95
C. 96
C. 97
C. 98
C. 99
C. 100

Septic tank

—

390

1

1651 1652

21

7.

100

1000

04 3 00

4.2.11

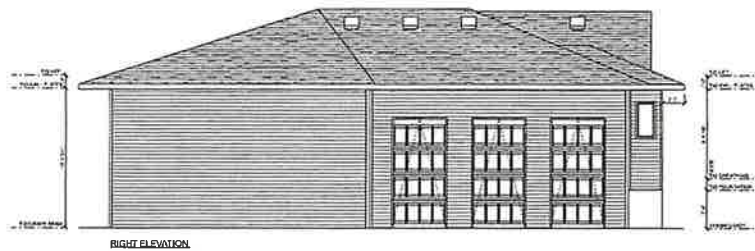
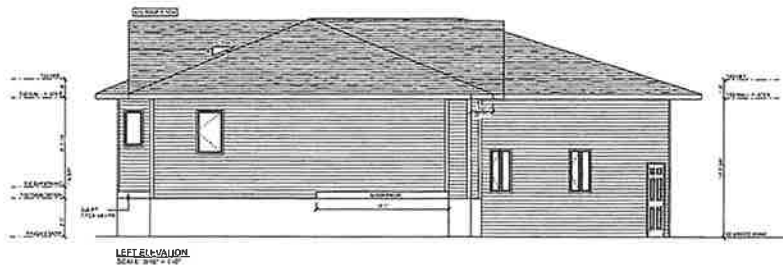
5.

2540 ft (834.3 m);

2640 ft. (804.7 m)

Plan of what yard will be.





REVISION	DATE	BY

THESE DRAWINGS ARE THE SOLE PROPERTY OF NELSON HOMES AND CAN BE USED FOR COMPLETION OF THIS PROJECT ONLY. DO NOT COPY, MODIFY OR REDISTRIBUTE THESE DRAWINGS WITHOUT WRITTEN CONSENT FROM NELSON HOMES.

ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ANY ERRORS OR OMISSIONS TO OWNER BEFORE PROCEEDING.

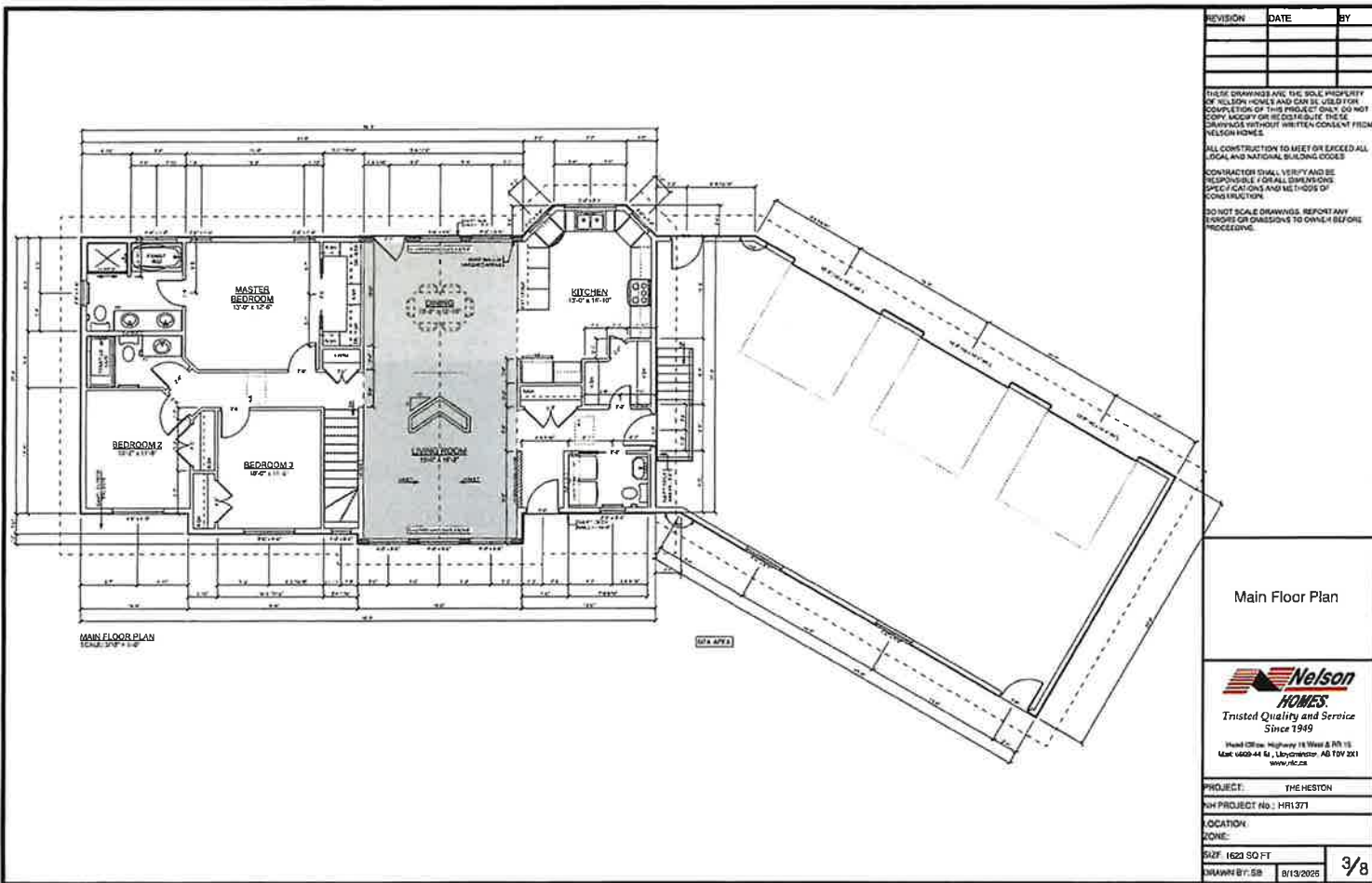
Elevations - Sides

**Nelson
HOMES**
Trusted Quality and Service
Since 1949

Head Office: Highway 16 West & RR 15
Unit 4009-44 St., Lloydminster, AB T2V 2E1
www.nh.ca

PROJECT:	THE HEBTON
NH PROJECT No.:	NH11371
LOCATION:	
ZONE:	
SIZE:	1633 SQ FT
DRAWN BY:	SD
DATE:	8/13/2025

2/8



REVISION	DATE	BY

THESE DRAWINGS ARE THE SOLE PROPERTY OF NELSON HOMES AND CAN BE USED FOR COMPLETION OF THIS PROJECT ONLY. DO NOT COPY, REPRODUCE OR REUSE THESE DRAWINGS WITHOUT WRITTEN CONSENT FROM NELSON HOMES.

ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL AND NATIONAL BUILDING CODES.

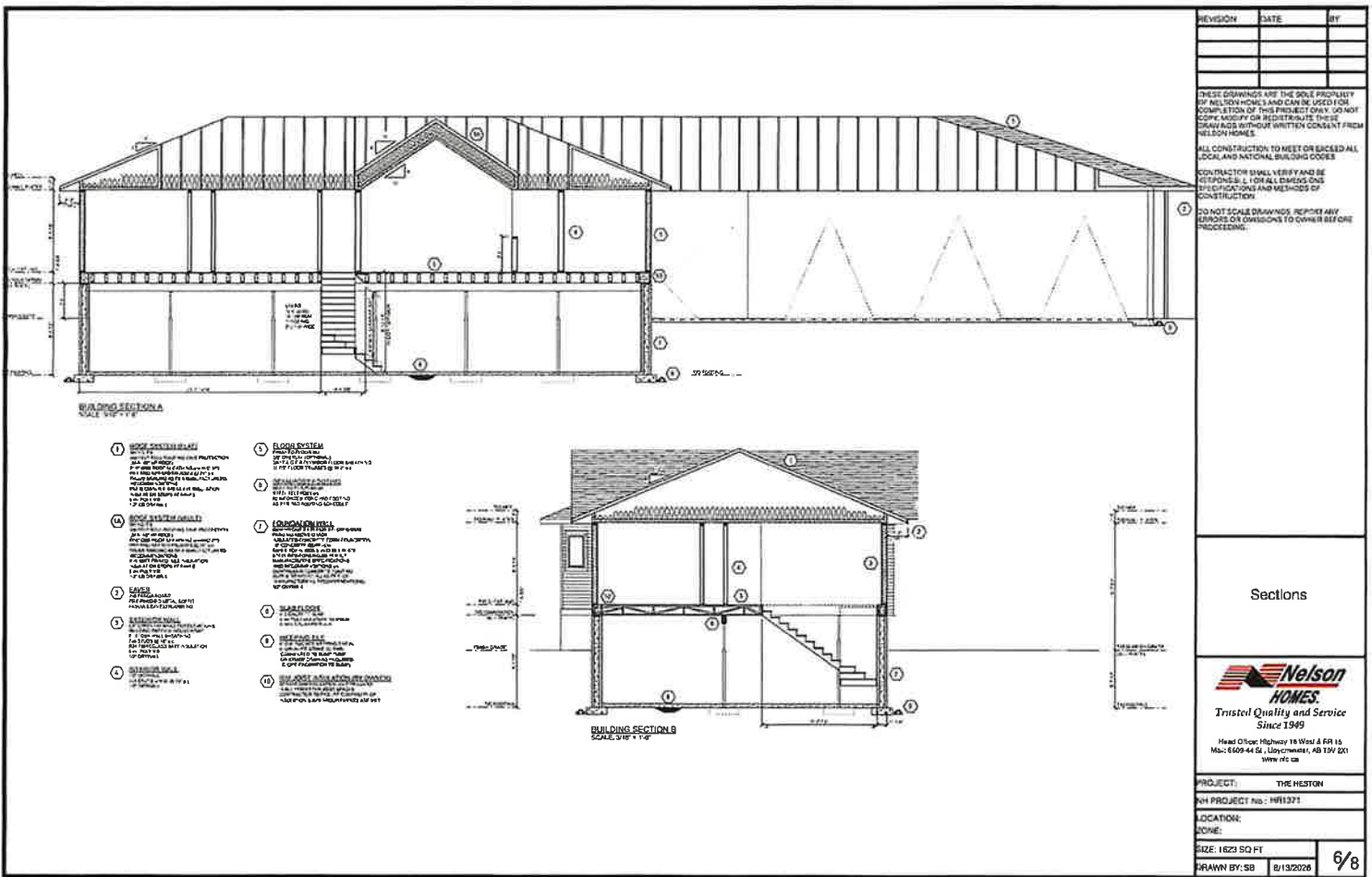
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SPECIFICATIONS AND METHODS OF CONSTRUCTION.

DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES TO OWNER BEFORE PROCEEDING.

Main Floor Plan

Nelson HOMES
Trusted Quality and Service Since 1949
Head Office: Highway 16 West & 20th St.
Unit: 6609-44 St., Lloydminster, AB T0V 2K1
www.nhc.ca

PROJECT:	THE HESTON
NH PROJECT No.:	HR1371
LOCATION:	Since 1949
ZONE:	
SALE: 1623 SQ FT	
DRAWN BY: SB	01/13/2025



Sections



PROJECT:	THE HESTON
NH PROJECT No:	NH1271
LOCATION:	
ZONE:	
SIZE:	1623 SQ FT
DRAWN BY:	SB
DATE:	8/19/2026

6/8



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
- N/A ☐ OTHER (PLEASE SPECIFY)

TYPE OF DOMESTIC/COMMERCIAL SEWAGE DISPOSAL (PLEASE CHECK)

- ☒ OPEN DISCHARGE/APPROVED SEPTIC TANK
- E ☐ 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



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

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

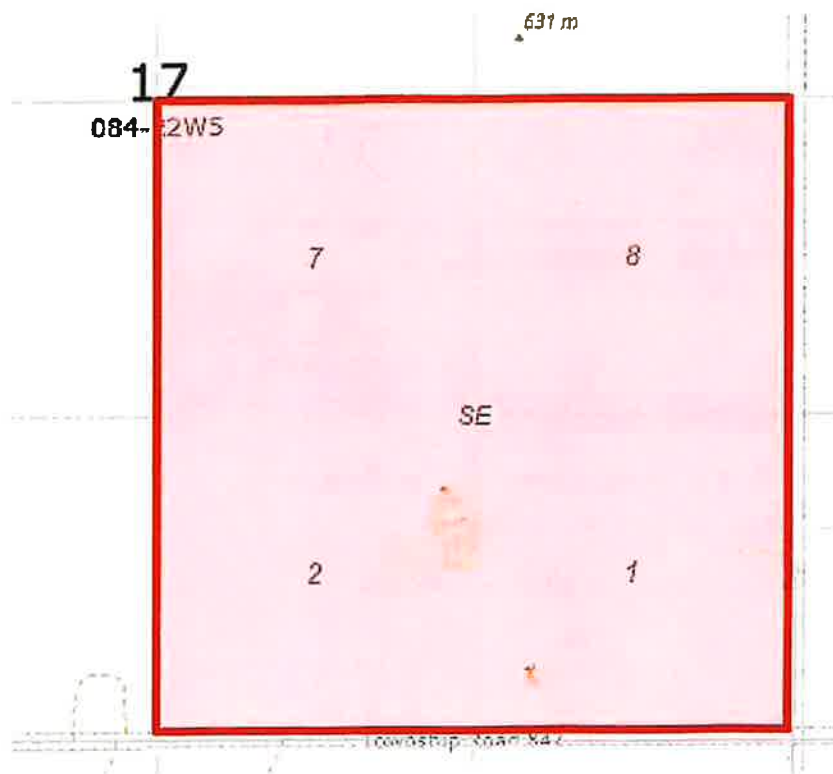
their agent) of SE 17 84 22 W5, have consulted the Energy
(Legal Land Description)

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)

11/30/26

Date





To: **Reeve and Council – County of Northern Lights** Date: **September 8, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128 DP26-18**
Cc: **Josh Hunter, Pearl Luken, David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes to construct a 72.5m² (7.9m x 9.2m) or 780ft² (26ft x 30ft) accessory building (detached garage) on Lot A, Plan 3972HW on a portion of NW10-92-23-W5M. The proposed building will be located 33.2m (109 feet) from the front property boundary adjacent Highway 35 and 2.44m (8ft) from the side property boundary to the north and from the rear property boundary to the east. The proposed building will be 3.7m (12ft) in height from finished grade to peak.

If approved, a variance will be required to allow the building to be located within the front yard. Variances will also be required to the setback distances from the front, side, and rear property boundaries.

Site and Surrounding Lands

The site is located on the east side of Highway 35, 3.5km north of Manning town limits and 1.8km north of Manning Airport. The site is 0.3 ha (0.7 ac) in size and is designated Country Residential General (CR1) District by the Land Use Bylaw (LUB), which allows accessory buildings as a permitted use. The site contains a driveway and a manufactured home. With exception of the developed areas, the balance of the parcel contains trees. Stowe Creek is located near the northern and eastern boundaries of the site.

Lands to the west and south of the site are zoned CR1 District, while lands to the north and east of the site are zoned Agriculture General (A) District.

Access and Servicing

Access to the site is from Highway 35.

An ATCO powerline running in a north/south direction throughout the quarter section provides power to the site. There are both low pressure and high pressure gas lines owned by North Peace Gas Coop located on the quarter section. There are no well sites or record of any spills or contamination.

A county water line provides potable water to the site.

Compliance with Approved Plans and Land Use Compatibility

Regulation 11.1 in the LUB states that no accessory building or any portion thereof or any accessory use shall be erected or placed within the front yard of any parcel except for farm building(s) where approved by the Development Authority. The detached garage will be located within the front yard as defined in the LUB.



Regulation I.31.1 of the LUB requires any building or structure to be setback from the adjacent roadway a minimum of 41 m (131 ft) from the right-of-way boundary (property line), unless otherwise required by the Development Authority. In addition, Regulation K3.2 of the County's LUB outlines setback requirements from side and rear property boundaries.

If the development permit is approved, a summary of required variances is as follows:

- to allow the detached garage to be located within the front yard of the parcel.
- to allow the detached garage to be located from property boundaries as follows:
 - o front yard setback requirement from 41m (131ft) to 33.2m (109ft),
 - o side yard setback requirement from 15.2m (50ft) to 2.44m (8ft),
 - o rear yard setback requirement from 30.5m (100ft) to 2.44m (8ft)

The proposed variances are reasonable as the applicant wants to gain access to the detached garage from the existing driveway. Based on the depth of the parcel and the required setback from the highway right-of-way, the applicant has very little option available to them without a relaxation to the setback requirements being granted.

Circulation Comments

The application was circulated to referral agencies and to adjacent landowners. Responses were received from North Peace Gas Co-op Ltd. and from Telus, both indicating they had no concerns.

A response was received from Transportation and Economic (TEC) requiring an approved Roadside Development Permit.

Alberta Municipal Affairs questioned distances of the sewer system from property boundaries. The applicant has been advised to either apply for a variance through an agency authorized to issue permits within the County, or alternatively, provide a septic system that meets code. The County will be working with the applicant and Municipal Affairs to resolve sewer system issues.

Recommendation

It is recommended that the application for an accessory building (detached garage) to be located on Lot A, Plan 3972HW on a portion of NW10-92-23-W5M with a variance to allow the detached garage to be located within the front yard of the parcel, and variances to the front yard setback requirement from 41m (131ft) to 33.2m (109ft), to the side setback requirement from 15.2m (50ft) to 2.44m (8ft), and to the rear yard setback requirement from 30.5m (100ft) to 2.44m (8ft), 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 A, Plan 3972HW.
2. The applicant comply with the uses and regulations of the 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. Can you add our standard clause that requires a development to provide a private sewer system in conformance with provincial setback requirements?
5. 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.
6. 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.
7. No further development or construction shall be allowed without an approved Development Permit.
8. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement

1. The applicant is advised that the most northerly portion of the existing circular driveway is encroaching onto the neighbour's property to the north.



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	50.00
DATE RECEIVED	June 1, 2026
ROLL NO.	74071

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): _____	
Legal description (if applicable): Registered Plan: <u>3972HW</u> Block: _____ Lot (parcel): <u>A</u>	
QTR/LS: <u>NW</u> Section: <u>10</u> Township: <u>92</u> Range: <u>23</u> Meridian: <u>5</u>	
Size of the Parcel to be developed <u>30'x26'</u> ☐ Acres or ☐ Hectares	
Description of the existing use of the land: <u>residential</u>	
Proposed Development: <u>2 car garage</u>	
Circle any proposed uses(s):	
☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)
☐ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
☐ PUBLIC USE(S)/ UTILITIES	☒ SHED/GARAGE/BARN(S)
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>June 29/26</u> Date of Completion: <u>Oct 15/26</u> Value of Construction: \$ _____

PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☒ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: _____ LOT WIDTH: 143' LOT LENGTH: 221.22' PERCENTAGE OF LOT OCCUPIED: 2.6%PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: 1' / _____ HEIGHT _____ACCESSORY BUILDING SETBACK: FRONT: 6' REAR: 52' SIDES: 1' / _____ HEIGHT 12'**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

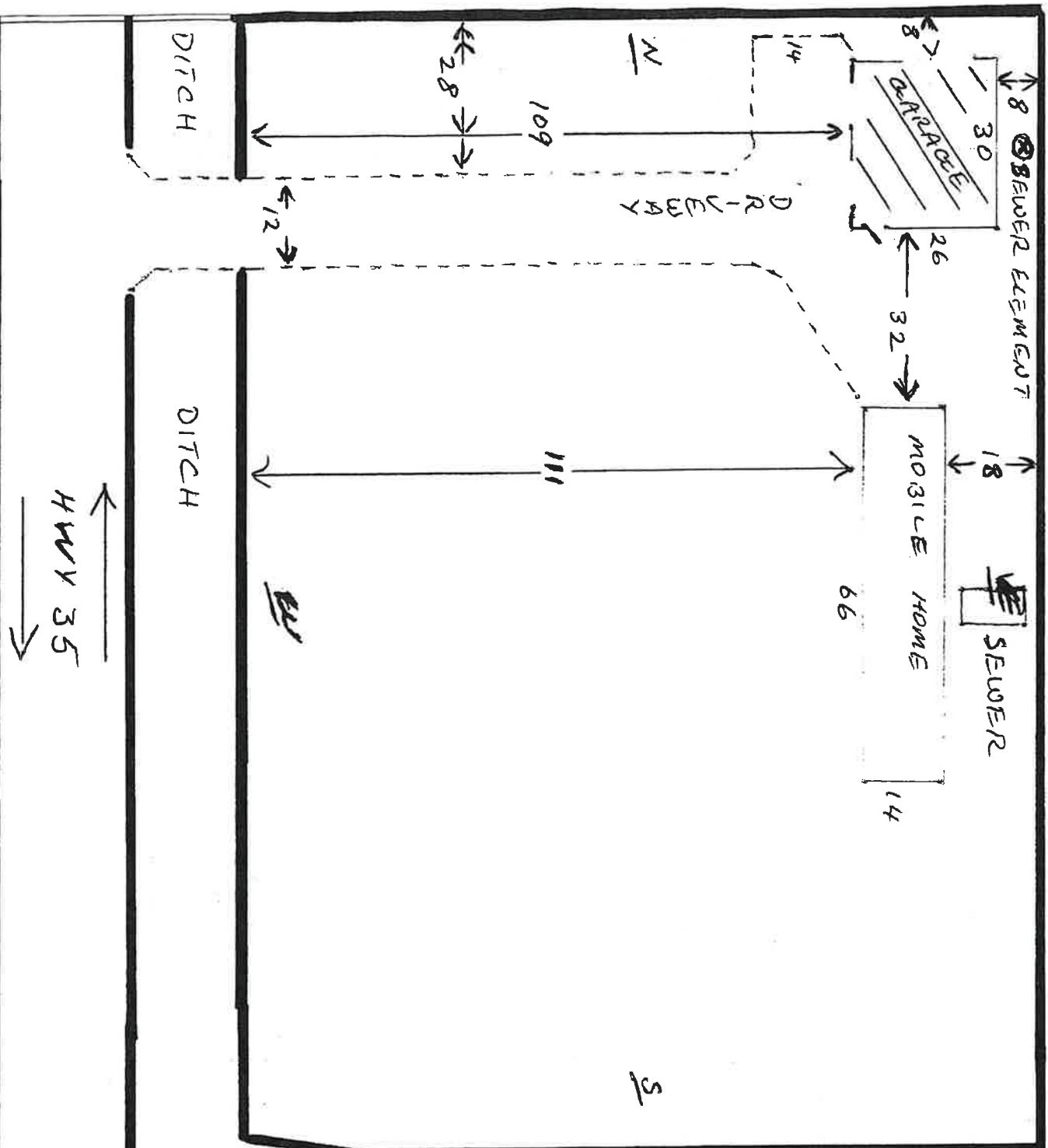
NOTE:Signature of Registered
Landowner required if different
from ApplicantMay 29, 2026
Date

SIGNATURE OF APPLICANT

May 29, 2026
Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USELAND USE DISTRICT: Country Residential General (CR1) DistrictFEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50.00 RECEIPT NO.: 235345DEFINED USE: Accessory BuildingPERMITTED/DISCRETIONARY: Discretionary Use Due To VariancesVARIANCE: Variance Required to the Front, Side and Rear Yard SetbackVariance Required to allow detached garage in front yard.



TEL: (403) 513-0548 FAX: (403) 503-0547 • 2719 5th AVE. NE, CALGARY, ALBERTA, T2A 2L6 • www.flexpipesystems.com

RECEIVED

JUL 03 2026

COUNTY OF
NORTHERN LIGHTS



United Farmers of Alberta Co-operative Limited

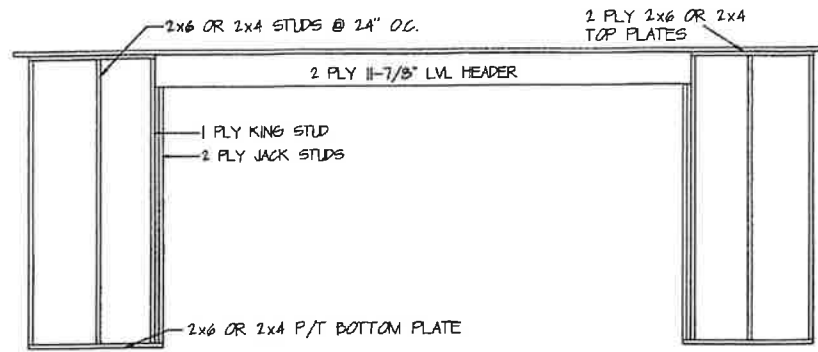


Exterior Finish will be Metal Cladding

Construction Guide

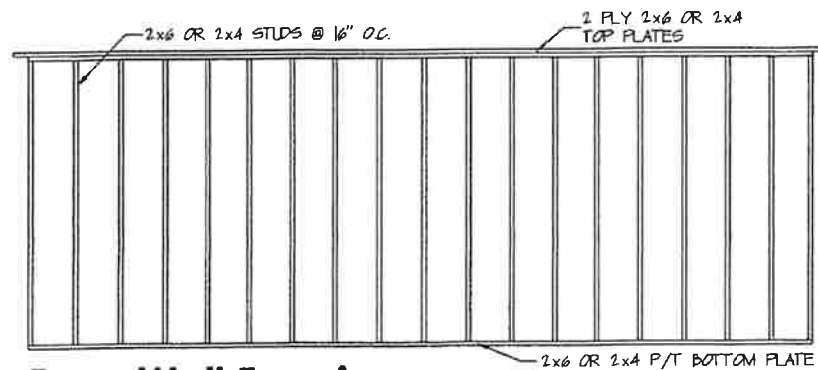
March 1, 2025

FRAMING ELEVATIONS



Front Wall Framing

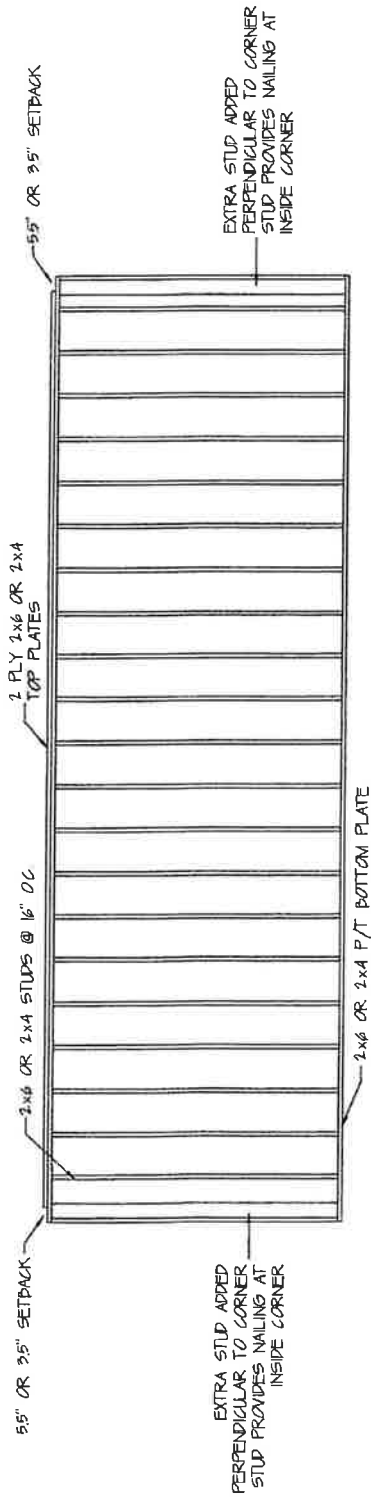
Scale: 3/16"=1'-0"



Rear Wall Framing

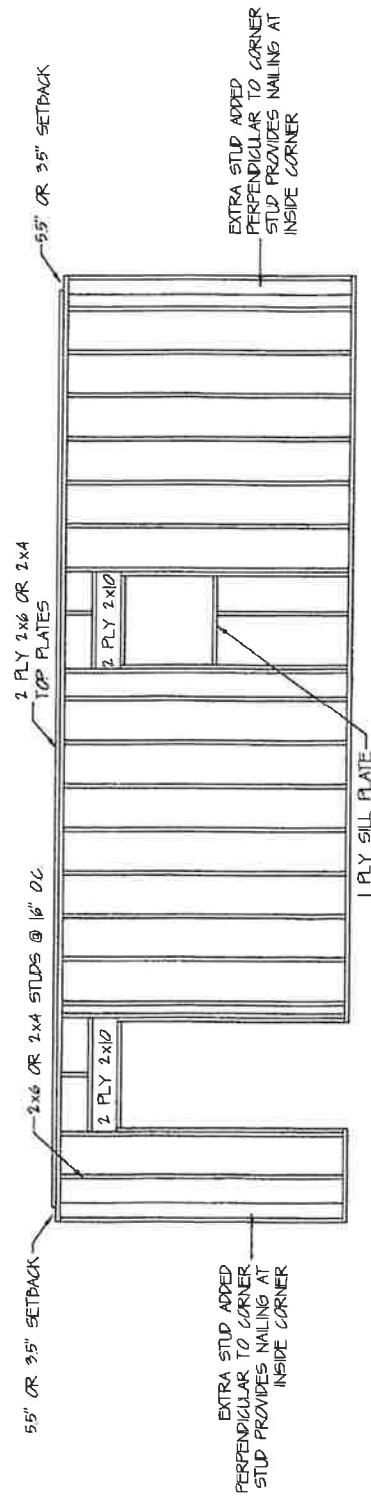
Scale: 3/16"=1'-0"

FRAMING ELEVATIONS



Side Wall Framing

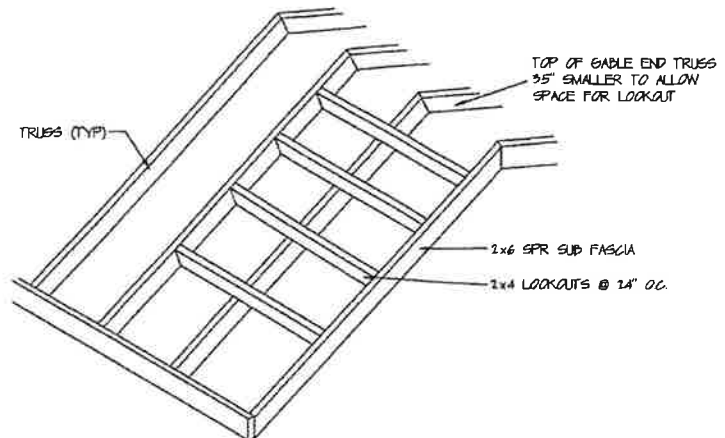
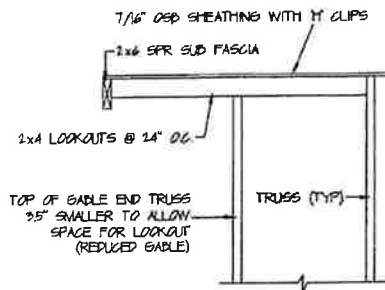
Scale: 3/16"=1'-0"



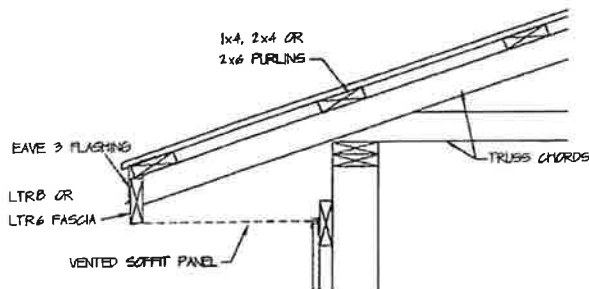
Side Wall Framing

Scale: 3/16"=1'-0"

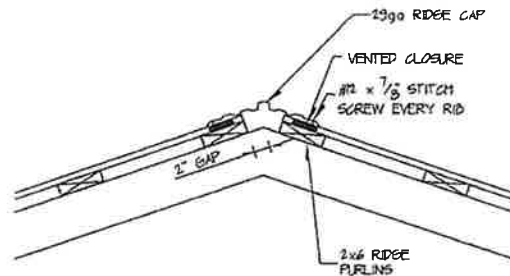
ROOF FRAME DETAIL



Lookout Detail



Eave Vent Detail Metal Cladding Roof

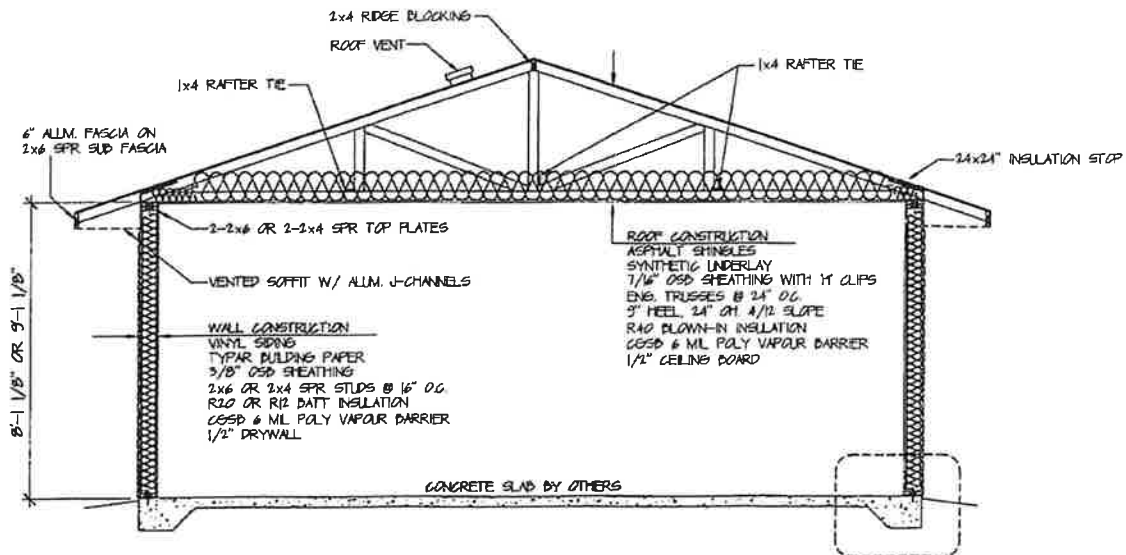


Ridge Vent Detail Metal Cladding Roof

ROOF FRAME & OVERHANG

Common overhang sizes are: 12", 16", 18" and 24". The roof, as illustrated in these drawings, shows as 24", which is UFA's standard. However, trusses can be ordered with any overhang desired. If the roof overhang dimensions change, roof construction remains the same as long as it does not exceed 24". For overhangs exceeding 24", follow guidance from the truss manufacturer.

CROSS SECTION

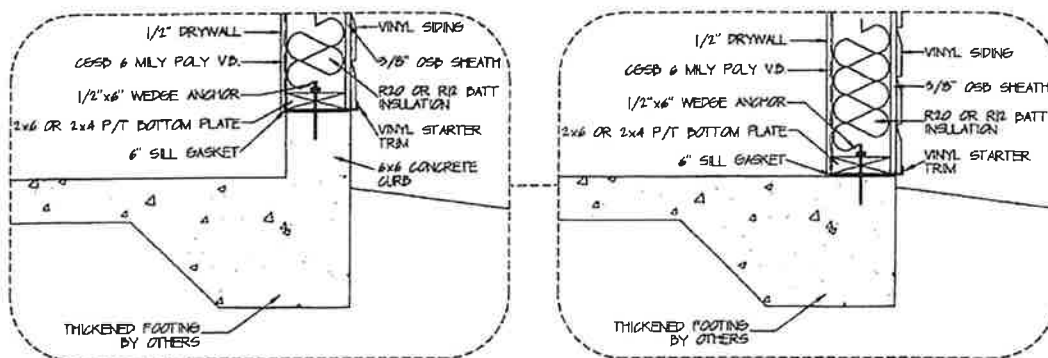


Cross Section

Asphalt Shingles/Vinyl Siding Finishes

2x6 or 2x4 Construction

Scale: 3/16"=1'-0"





APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

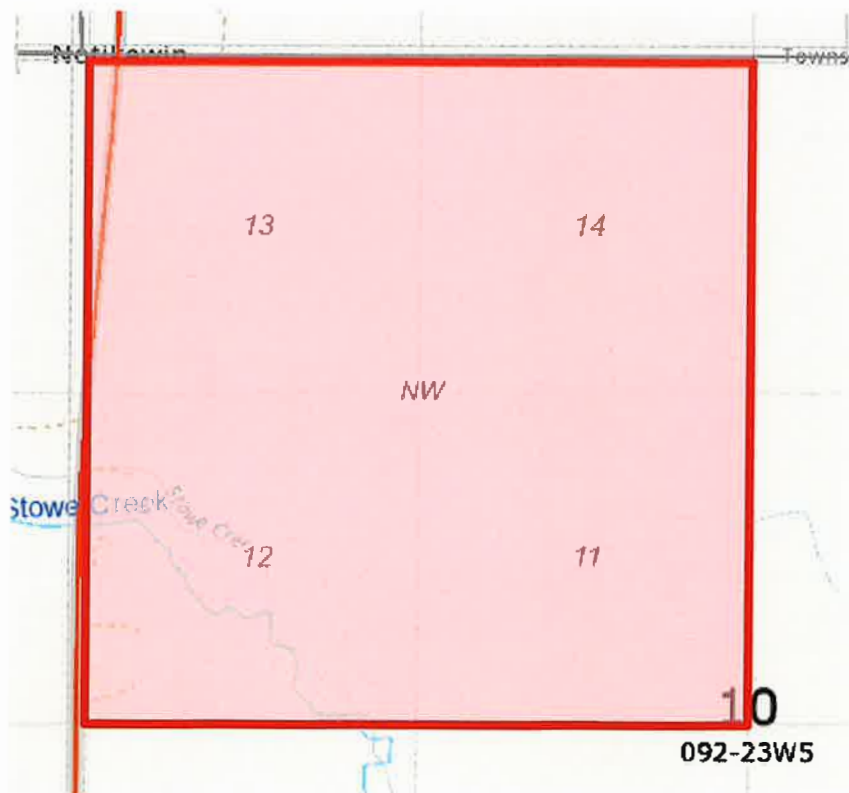
I, _____, registered owner (or
(Please Print)

their agent) of _____, 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)

Date





7909 – 51 Avenue NW, Edmonton, AB T6E 5L9 T: 780.438.9000 F:
780.438.3700

To: **Reeve and Council – County of Northern Lights** Date: **August 11, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128 DP26-22**
Cc: **Josh Hunter, Pearl Luken, David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes to construct a 55.75m² (6.1m x 9.15m) or 600 ft² (20ft x 30ft) accessory building (shed) on Lot 5, Block 5, Plan 1021714 on a portion of NE23-91-21-W5M in Kulyna Flats. The proposed building will be located 2m (6.6ft) from the side property boundary to the north and 3m (9.9ft) from the front property boundary to the west adjacent a private road. The proposed building will have a maximum height of 4.6m (15ft) from finished grade to peak and will be placed on a structural steel I-beam filled with gravel, which is widely considered a temporary foundation.

Site and Surrounding Lands

The subject parcel, designated Direct Control 2 District (DC.2), is located along a private road within the westerly portion of Kulyna Flats. The parcels adjacent to the private road are developed with dwellings, garages and/or sheds. Three of those developments are a minimum of 4.5m from property boundaries and one is on the property boundary.

Access and Servicing

Access to the subject land is from a private road within Kulyna Flats that extends north from Township Road 914.

An overhead powerline located north of Township Road 914 provides power to the site. There are no low or high pressure gas lines, well sites, record of any spills or contamination, or County water lines on the site. Potable water is provided by a cistern and sanitary services are provided by a holding tank.

Compliance with Approved Plans and Land Use Compatibility

The proposed development conforms to the County's Municipal Development Plan, which allows developments in direct control districts.

The DC.2 District provides opportunities for limited recreational development and allows accessory buildings, subject to Council's approval, provided they are not attached to a permanent foundation. Development standards, such as but not limited to building height, setbacks, fences, and decks are to be determined by Council through the review and approval of development permits.

The accessory building (shed) was constructed on the site in 2024 without a development permit. With this application, the applicant was asked whether the detached garage could be moved farther from the front property boundary to match adjacent development setbacks and because its proposed location may interfere with snow removal during heavy snowfall. The applicant advised that it would be difficult to move the shed because its foundation contains gravel and an I Beam. The applicant also noted that, despite last year's significant snowfall, they were able to manage snow removal for the adjacent road and does not anticipate the shed's location will create snow removal issues.



Circulation Comments

The application was circulated to referral agencies and to adjacent landowners. Responses were received from Alberta Energy Regulator, Forestry & Parks, and Telus, all indicating they had no concerns with the proposed application.

The County's Public Works Department advised that the private road within the Kulyna Flats **subdivision** is not owned or maintained by the County.

No other responses were received from referral agencies or adjacent landowners.

Recommendation

It is recommended that the application for an accessory building (garage) to be located on Lot 5, Block 5, Plan 1021714 on a portion of NE23-91-21-W5M 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 5, Block 5, Plan 1021714.
2. The accessory building shall be situated within the property boundaries a minimum distance of 2m (6.6 ft) from the side property boundary to the north and a 3m (9.9ft) setback from the front property boundary to the west.
3. The accessory building shall be no more than 4.6m (15ft) in height from finished grade to peak.
4. The accessory building shall not be attached to a permanent foundation.
5. Exterior finishes 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.
6. 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.
7. The applicant shall obtain other approvals required by other regulatory approvals throughout the course of the development and its operation.
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.

See DP-24-04
Roll # 313839



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP 26-22
DATE RECEIVED	June 22 '26
ROLL NO.	313839

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*		
<i>*By supplying the County with an email address, you agree to receive correspondence by email.</i>					
PHONE (CELL)	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION	
Municipal Address (if applicable): <u>LOT 106 211037 TWP Rd 914</u>	
Legal description (if applicable): Registered Plan: <u>1021714</u> Block: <u>5</u> Lot (parcel): <u>5</u>	
QTR/LS: <u>NE</u> Section: <u>23</u> Township: <u>91</u> Range: <u>21</u> Meridian: <u>W5M</u>	
Size of the Parcel to be developed <u>.145</u> ☐ Acres or ☒ Hectares	
Description of the existing use of the land: <u>RECREATIONAL</u>	
Proposed Development: <u>20 X 30 SHED</u>	
Circle any proposed uses(s):	
☐ SIGN(S)	☐ CULVERT(S)/ ROAD ACCESS POINT(S)
☐ DWELLING UNIT(S)	☐ ACCESSORY STRUCTURE(S)/ USE(S)
☐ HOME BASED BUSINESS	☐ COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)
☐ PUBLIC USE(S)/ UTILITIES	☒ SHED/GARAGE/BARN(S)
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>1/7/26</u> Date of Completion: <u>1/7/27</u> Value of Construction: \$ <u> </u>

RECEIVED

JUN 22 2026

COUNTY OF
NORTHERN LIGHTS



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

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

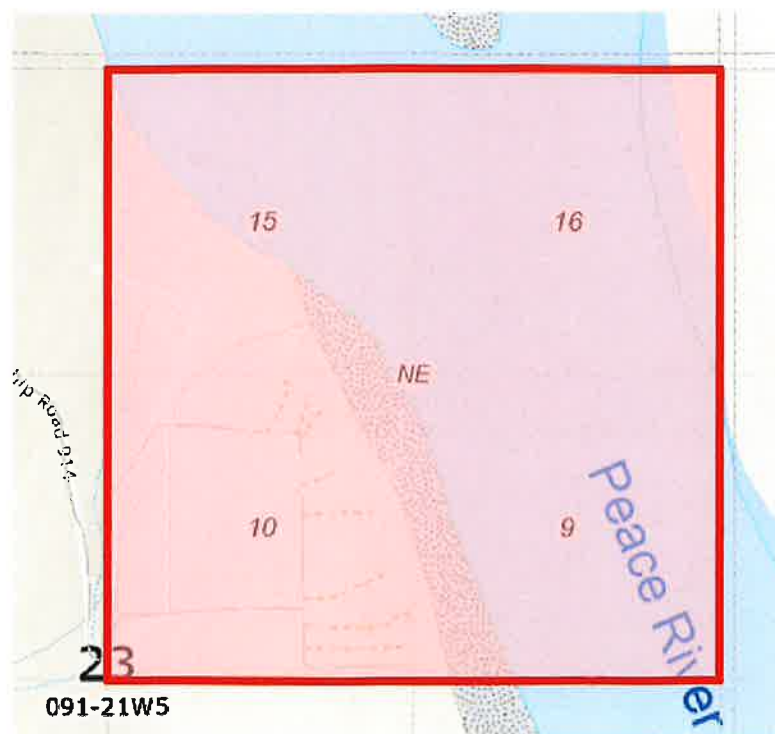
their agent) of LOT 106 211037 Twp Rd 914, have consulted the Energy
(Legal Land Description)

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)

22/06/2026

Date



PROPOSAL INFORMATIONDEVELOPMENT IS: ☒ NEW☐ EXISTING☐ ALTERATION TO EXISTINGLAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☐ LOCAL ROAD ☒ INTERNAL SUBDIVISION ROAD ☐ OTHERLOT AREA: 1455 sq m LOT WIDTH: 27.24 m LOT LENGTH: 53.49 m PERCENTAGE OF LOT OCCUPIED: 10.1%PRINCIPAL BUILDING SETBACK: FRONT: _____ REAR: _____ SIDES: 1 HEIGHT _____ACCESSORY BUILDING SETBACK: FRONT: 3.66 REAR: 35.36 SIDES: 2m / 25.24 HEIGHT 4.57**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 1 ☐ 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:Signature of Registered
Landowner required if different
from Applicant2/24/2029
Date

SIGNATURE OF APPLICANT _____

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

FOR ADMINISTRATIVE USELAND USE DISTRICT: Direct control Dc2 Kulyna's flatsFEE ENCLOSED: YES ☐ NO ☐ AMOUNT: \$ 50 RECEIPT NO.: 234982DEFINED USE: accessory buildingPERMITTED/DISCRETIONARY: Discretionary

VARIANCE: _____

PRICE STEEL

13500 - 156 Street
Edmonton, Alberta, Canada T5V 1L3

ph (780) 447-9999
fax: (780) 447-9998
www.pricesteel.com

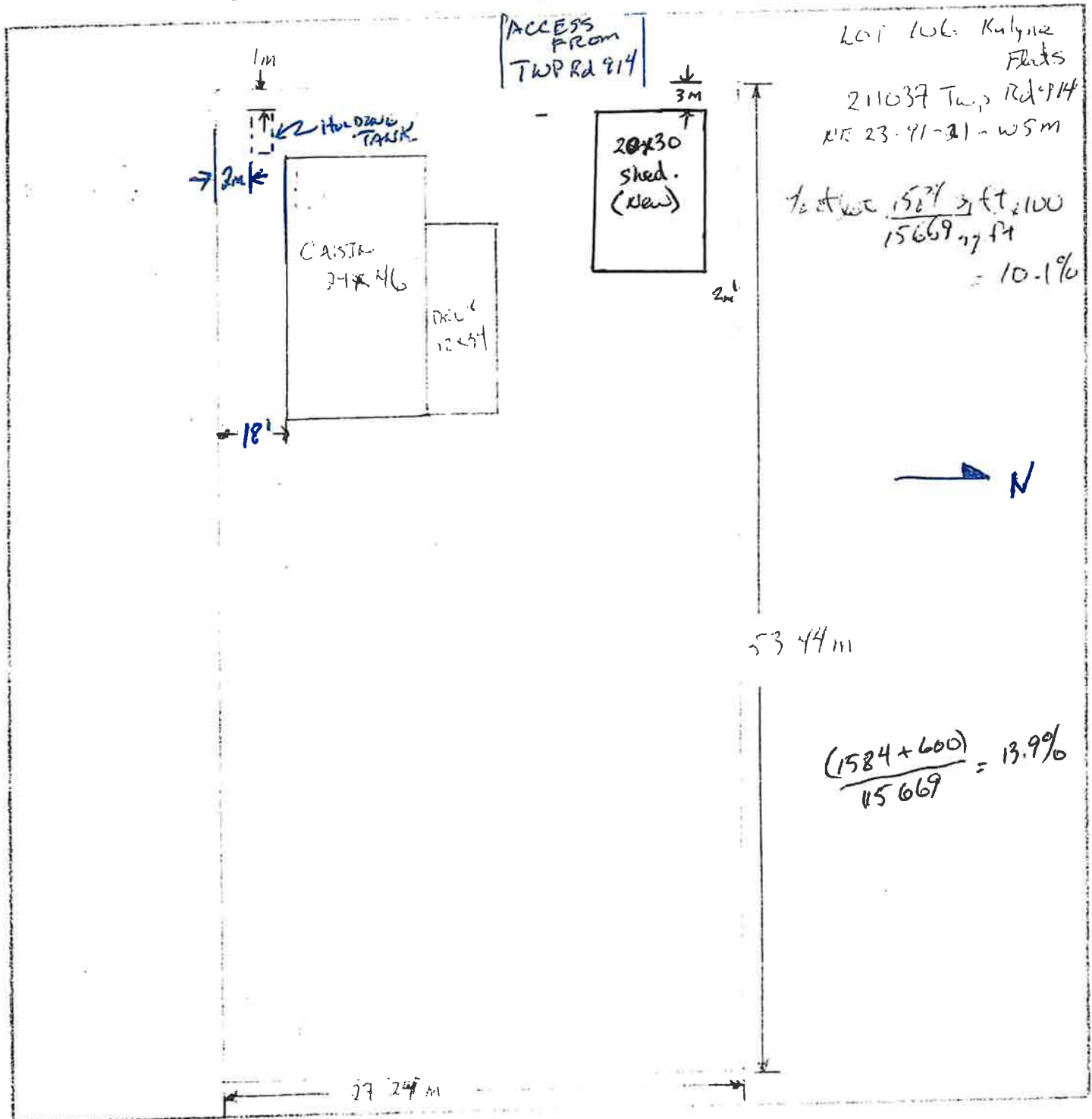
Revised April 4, 2024

Allan

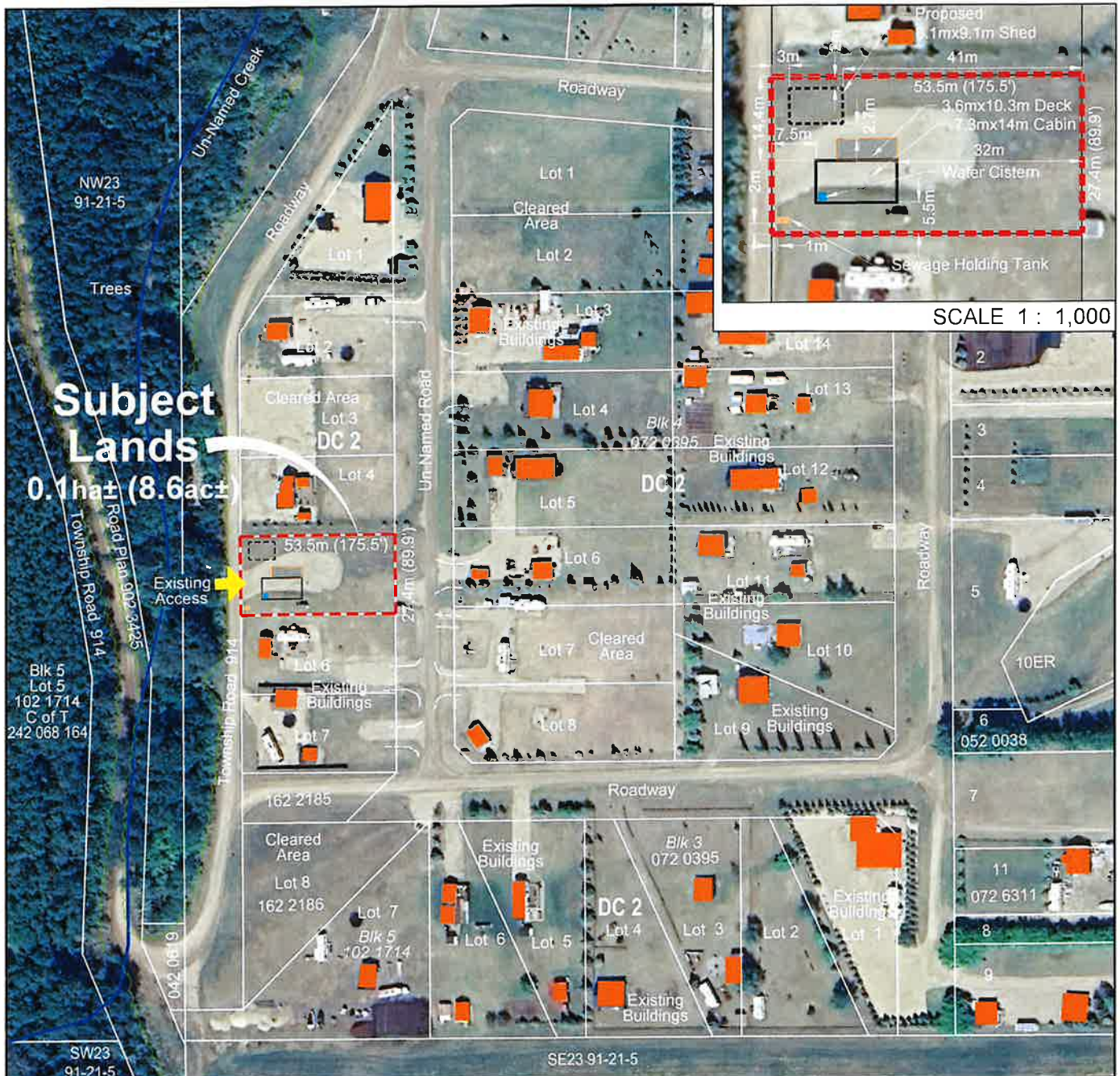


DESCRIPTION

SKETCH (Holl free: 1-800-661-6789)



• ANGLE • BEAM • CHANNEL • BAR • FLAT, ROUND, SQUARE • CARBON SHEET & PLATE • PLATE • Q1, A516-70, CAT4
• CHECKER PLATE • OXY AND FUEL PLASMA • SAW CUTTING • HOLLOW STRUCTURAL TUBE • ERW TUBE • PIPE
• DIAMOND GRIP • EXPANDED METAL • GRATING • CONCRETE MESH • REBAR



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE 23, Twp 91, Rge 21, W5M

FILE No. DP-26-22



LEGEND

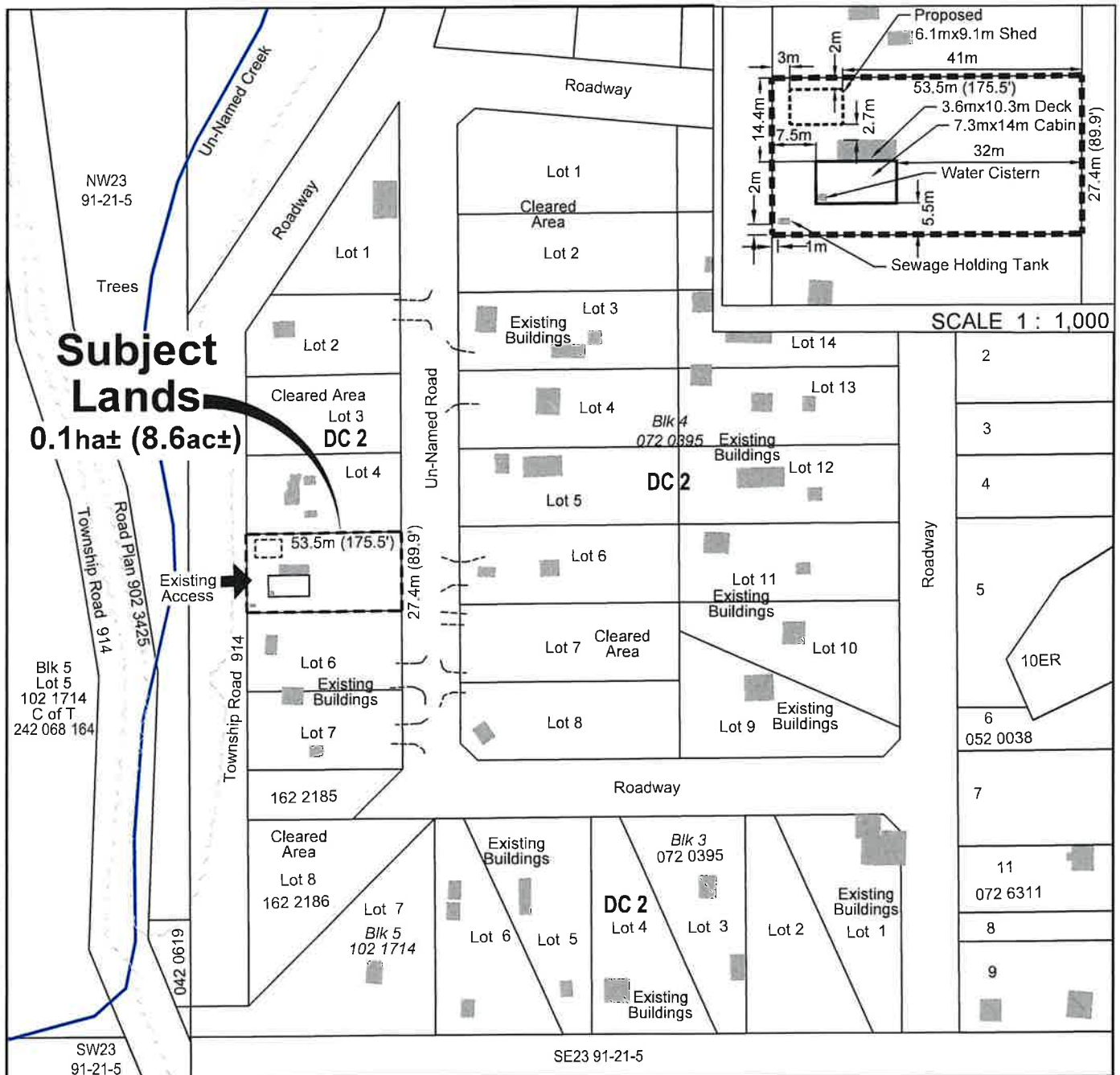
- Subject Lands
- Buildings/Structures
- + Existing Access
- ATCO Electric Powerline
- Powerpole
- Septic Tank
- Water Cistern
- Treeline
- Waterway

SCALE 1 : 2,000

0 20 40 60 80 (m)



July 9, 2026



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE 23, Twp 91, Rge 21, W5M

FILE No. DP-26-22



LEGEND

- Subject Lands
- Buildings/Structures
- Existing Access
- ATCO Electric Powerline
- Powerpole
- Septic Tank
- Water Cistern
- Treeline
- Waterway

SCALE 1 : 2,000

0 20 40 60 80 (m)

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

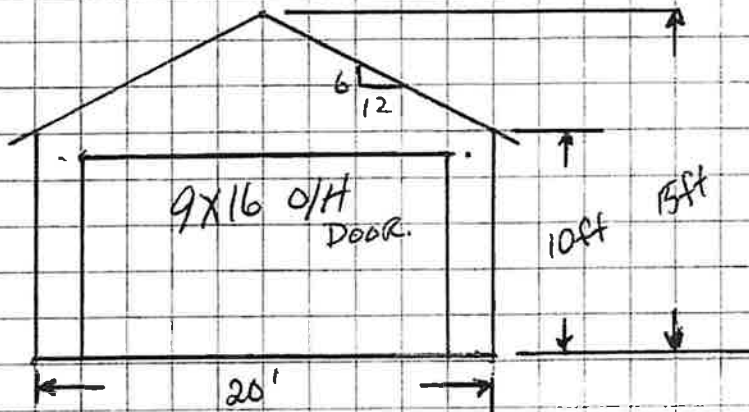


July 9, 2026

Title

RE: DP 26-22

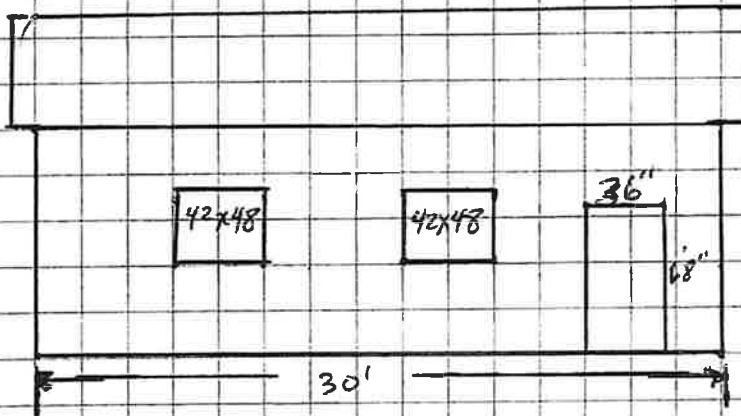
Looking West.
(east side)



* West & North wall have no windows or doors.

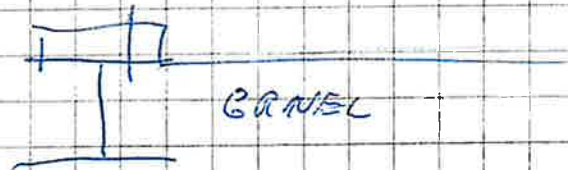
* Foundation is W6X15 wide flange filled with gravel.

Looking North
(south side)



* Shed roof & walls are cladding.

* 1/2 walls are windows





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