

AGENDA

MUNICIPAL PLANNING COMMISSION

COUNTY OF NORTHERN LIGHTS

TUESDAY, OCTOBER 13, 2026, at 11:00 A.M.

<https://us02web.zoom.us/j/82389283665?pwd=U9yUTncWHpxeXlWU5vOKXXa7Og0bIs.1>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, September 22, 2026, Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

1. DP-26-34 – Permitted Use

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

1. DP-26-23 – Cemetery Parking Area

C) Miscellaneous

05.0 ADJOURNMENT



MINUTES

MUNICIPAL PLANNING COMMISSION

COUNTY OF NORTHERN LIGHTS

TUESDAY, SEPTEMBER 22, 2026, at 11:00 A.M.

PRESENT:	Gary These	Ward One	Weberville/Stewart
	Kayln Schug	Ward Two	Warrensville/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
	Josh Hunter	Director of Finance
	Jessica Gummesen	Executive Assistant/ Recorder
	Dan Archer	Mile Zero Banner Post Reporter
	Gail Long	ISL Engineering (virtual)

01.0 CALL TO ORDER

Chair Dechant called the Tuesday, September 22, 2026, Municipal Planning Commission Meeting to order at 11:17 a.m.

02.0 ADOPTION OF THE AGENDA

049/22/09/26MPC **MOVED BY** Councillor Yasinski that Tuesday, September 22, 2026, Municipal Planning Commission Agenda be approved with the following addition;
1. DP-26-32 – Storage Yard
CARRIED UNANIMOUSLY

03.0 ADOPTION OF THE MINUTES

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

050/22/09/26MPC **MOVED BY** Councillor Schug that the minutes from the Regular Municipal Planning Commission meeting held on Tuesday, September 8, 2026, be approved as presented
CARRIED UNANIMOUSLY

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer
1. DP-26-39 – Permitted Use

051/22/09/26MPC **MOVED BY** Councillor Reese to accept Permit DP-26-39 issued by the Development Officer for information
CARRIED UNANIMOUSLY

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

1. DP-26-32 – Storage Yard

052/22/09/26MPC **MOVED BY** These that the Development Permit Application DP-26-32, for the construction of a Storage Yard adjacent to the western boundary of SE 3-102-25-W5M, be approved subject to the following nine (9) conditions and two (2) advisements:

Recommendation

It is recommended that the application for a Storage Yard to be located on SE3-102-25-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 SE3-102-25-W5M.
 2. The Storage Yard shall not include a sawmill or any temporary or permanent structures and shall comply with development standards of the Crown Land (CL) District of the Land Use Bylaw.
 3. The existing trees surrounding the proposed parcel are to be retained to provide a buffer and ground water retention.
 4. No development shall occur on any wetland without prior approval. It is the applicant's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a Water Act approval pursuant to Alberta Environment and Protection's Wetland Policy.
 5. The applicant is required to obtain and maintain all other approvals required by other regulatory jurisdictions.
 6. 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.
 7. The applicant shall ensure surface drainage flows released from the subject lands into 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.
 8. The applicant shall comply with conditions of the Road Use Agreement currently in place with the County's Public Works Department and shall maintain the haul route during hauling operations. Prior to start of this development, the applicant must contact the Road Supervisor at 780-6225 to conduct road inspections.
 9. No further development or construction shall be allowed without an approved Development Permit.
- Advisements:
1. All overweight vehicles must obtain the appropriate road permits from Road Data at 1-888-830-7623.
 2. Approval of this application is subject to the decision being posted on the County website and advertised in a local newspaper, and no appeal against said decision being successful.
- CARRIED UNANIMOUSLY

C) Miscellaneous

05.0 ADJOURNMENT

Chair Dechant adjourned the Tuesday, September 22, 2026, Municipal Planning Commission Meeting at 11:22 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 26-34
ROLL NO.:	312719
DEVELOPMENT:	Manufactured Home (720 ft²)
USE TYPE:	Permitted Use
LAND USE DISTRICT:	Hamlet District
LEGAL DESCRIPTION (ATS Location):	NE 32-90-23-W5M
SHORT LEGAL:	Lot 1 Block 5 Plan 225212
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 Lot 1 Block 5 Plan 225212 on a portion of NE 32-90-23-W5M.
2. The applicant/owner shall comply with the uses and regulations of Hamlet (H) 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 obtain other approvals required by other regulatory approvals, including Water Act Approvals and/or Licenses, throughout the course of this development and its operation. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas. A copy of the approved permits must be submitted to the County of Northern Lights.

5. The applicant/owner shall make arrangements to connect the manufactured home to municipal water and sanitary sewer services to the satisfaction of the County, prior to the location of the manufactured home on the parcel.
6. The proposed foundation of the manufactured home shall meet the requirements of the Alberta Building Code.
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. The applicant/owner shall obtain Roadside Development Permit approval through Transportation and Economic Corridors.
9. The decision being posted on the County website and advertised in a local newspaper and no appeal against said decision being successful.

Advisement:

1. No further development or construction shall be allowed without an approved Development Permit.
2. The Make and Model Number of the 1979 Manufactured Home is not available.

October 1, 2026
DATE OF DECISION

Oct 2, 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 26-34 Revised

DATE RECEIVED

September 29, 2026

ROLL NO.

312719

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>225212</u> Block: <u>5</u> Lot (parcel): <u>1</u>	
QTR/LS: Section: Township: Range: Meridian:	
Size of the Parcel to be developed <u>3.31</u> ☒ Acres or ☐ Hectares	
Description of the existing use of the land: <u>Empty</u>	
Proposed Development: <u>manufactured mobile home</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)/ USE(S)
☐ PUBLIC USE(S)/ UTILITIES	☐ SHED/GARAGE/BARN(S)
☐ OTHER (SPECIFY)	
Estimated:	Date of Commencement: <u>Oct. 29 2026</u>
Date of Completion: <u>Oct. 29 2027</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: _____	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: <u>1979</u> SIZE: WIDTH <u>12 ft.</u> LENGTH <u>60 ft.</u>

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	Date: <u>Sept 28 2026</u> SIGNATURE OF APPLICANT _____ Date: _____ SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER _____

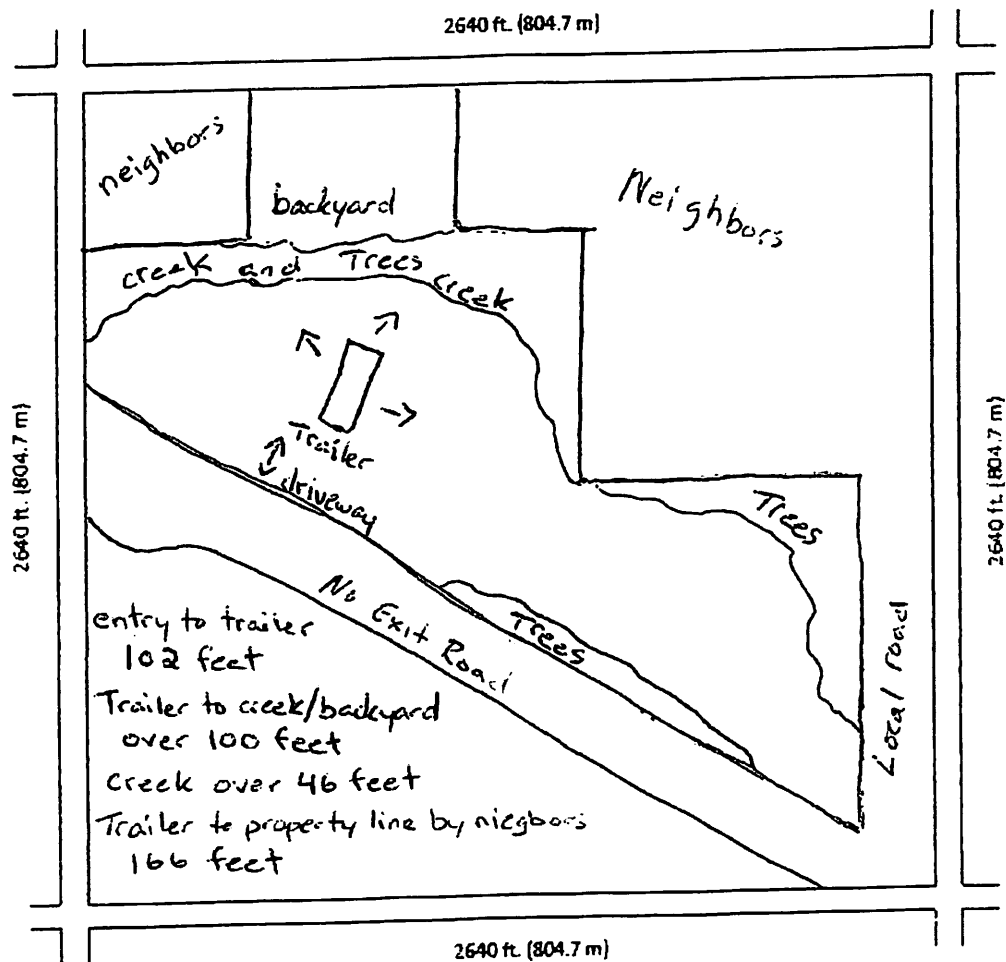
FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: <u>Hamlet</u>	
FEE ENCLOSED: YES ☒ NO ☐	AMOUNT: \$ <u>50.00</u> RECEIPT NO.: <u>239573</u>
DEFINED USE: <u>Manufactured Home</u>	
PERMITTED/DISCRETIONARY: <u>Permitted Use</u>	
VARIANCE: <u>N/A</u>	

PROPOSED DEVELOPMENT SKETCH

LEGAL _____ ¼ SEC _____ TWP _____ RG _____ W _____ 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.

North



Site Plan – Lot 1 Block 5 Plan 225212, Pt. NE 32-90-23-W5M



COUNTY OF NORTHERN LIGHTS

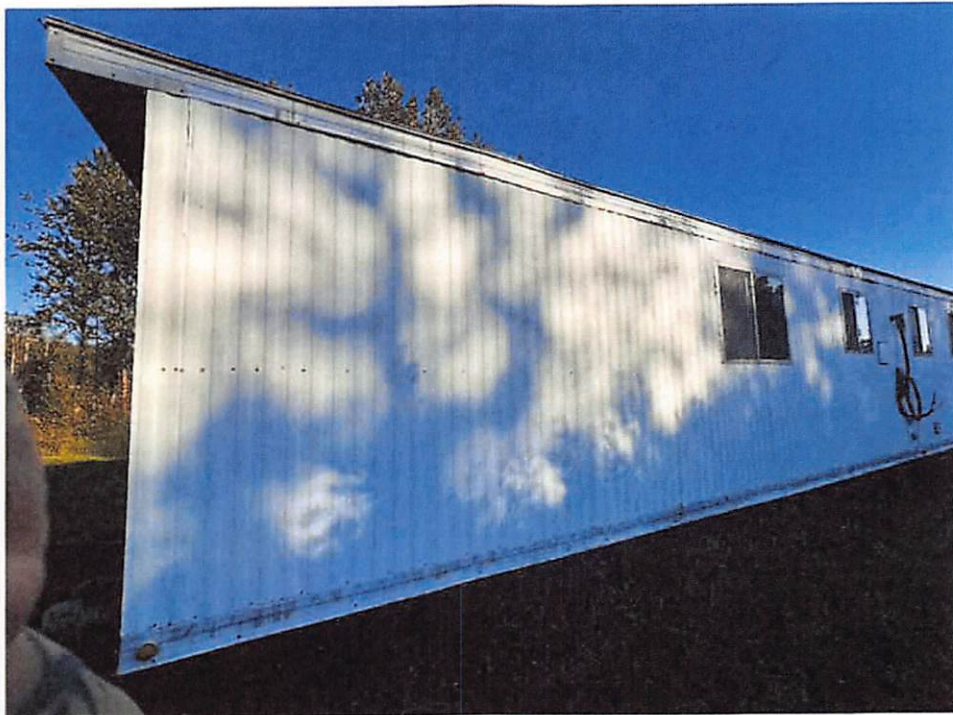
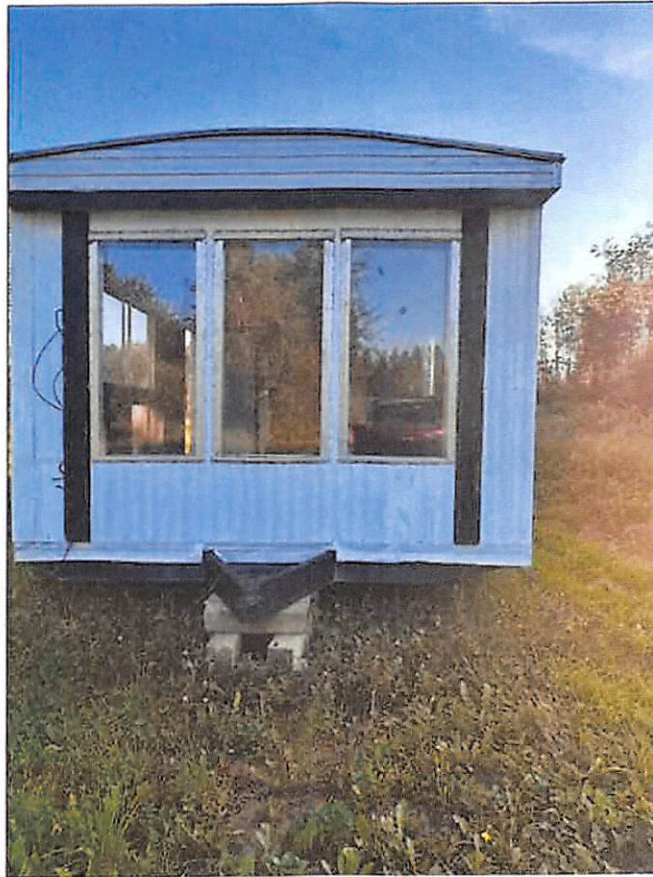
APPROVED

AS PER LETTER/CONDITIONS

DATED: Oct 2, 2026

PER: [Signature]

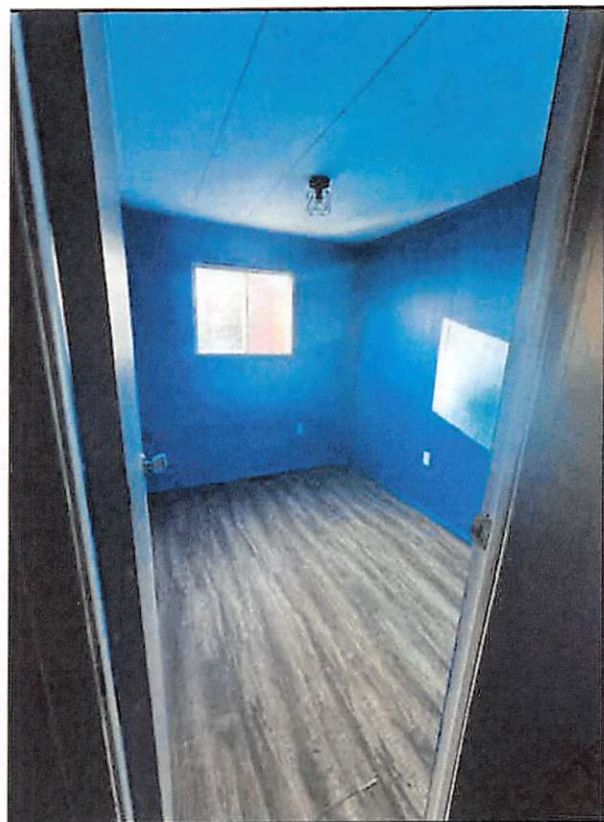
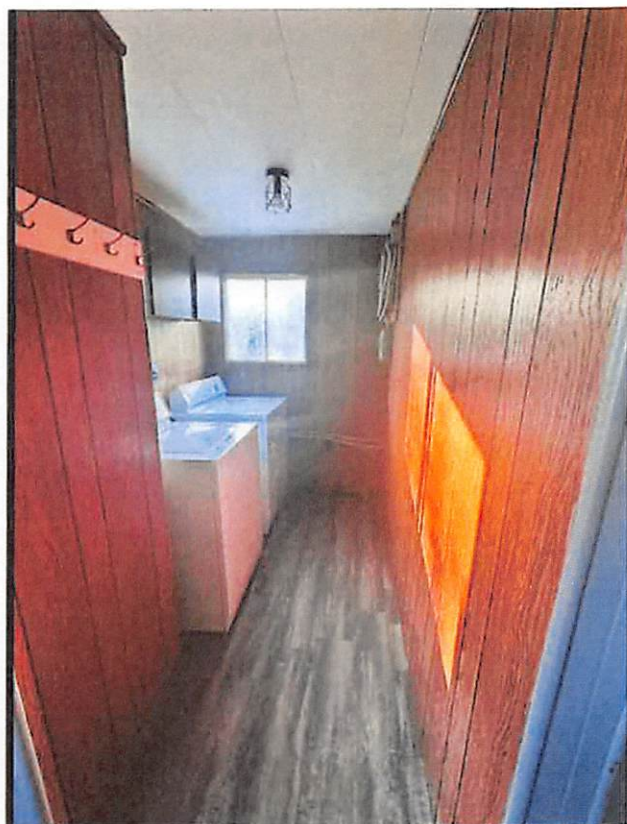
DP 26-34 – Photos of Manufactured Home













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



APPLICANT STATEMENT REGARDING ABANDONED WELLS

In accordance with the Municipal Government Act Subdivision and Development Regulation

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

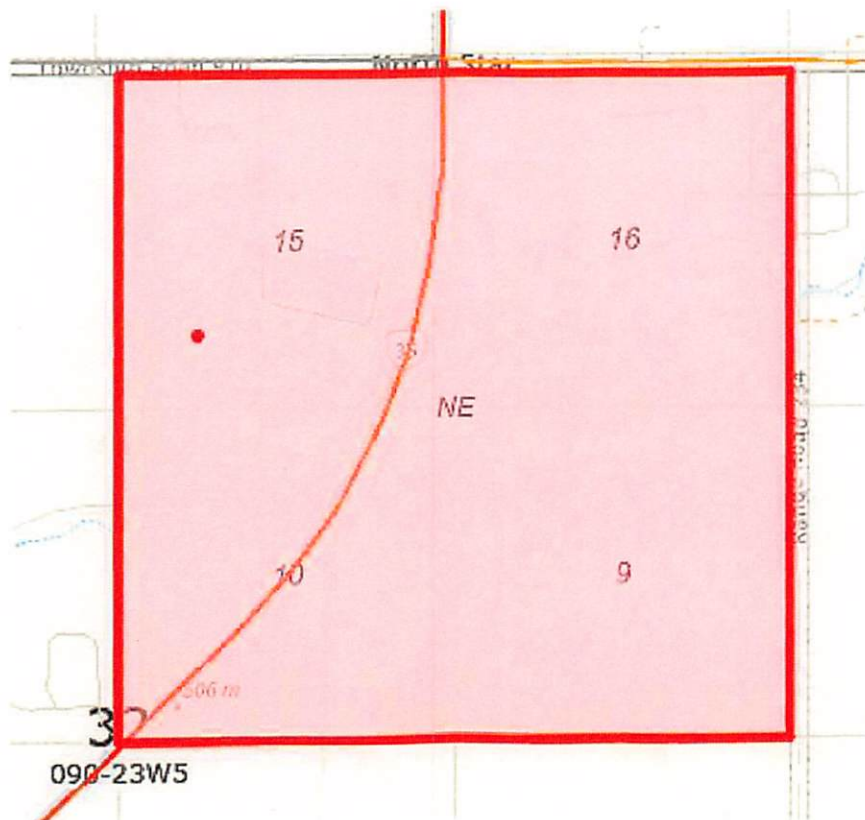
their agent) of Plan 225212 Block 5 Lot 1, have consulted the Energy
(Legal Land Description)

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)

Sept 28 2026

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: **October 13, 2026**
Attention: **Mr. Gerhard Stickling, Chief Administrative Officer** Project No.: **17128, DP26-23**
Cc: **Josh Hunter, Pearl Luken, David Schoor**
Applicant: **Landowner(s)**
From: **Gail Long**

Application

The applicant proposes to develop a grass parking area and install a barbed wire fence for a cemetery on Lot 1, Block 1, Plan 2220703, within SE7-84-23-W5M. The parking area is located at the front of the parcel, adjacent to Range Road 235, while the fence would enclose the 45.8 m² (150 ft²) cemetery area. The fence posts are 1.83 m (6 ft) tall, with 1.52 m (5 ft) extending above grade. Because part of the fence is located within the front yard, a variance is required to accommodate the proposed fence height.

Site and Surrounding Lands

The site is designated Agriculture General (A) District, is currently in agriculture production, and located 15.5 km northwest of Peace River's town limits and 950m from Cardinal Lake. No buildings are located on the development site, and a church, trailer, and parking area are located to the north.

The site is not within an historical value (HRV) classified land designation, Key Wildlife Biodiversity Zone, or an environmentally sensitive wildlife area, but is within the Grimshaw Gravels Aquifer and an environmentally sensitive area.

The site was subdivided for a cemetery in 2021 and later registered at land titles. At that time the applicant contacted the Grimshaw Gravels Aquifer Management Advisory Association (GGAMA) to notify them of their intent. The proposed cemetery was discussed at a GGAMA Board meeting resulting in a recommendation that the applicant ensures adequate overburden is provided between the bottom of a grave(s) and the top of the water table. GGAMA recommended that a 3m overburden distance. The applicant conducted a soil test and confirmed that no groundwater was found at a depth of 3m.

Access and Servicing

The parcel is adjacent to Range Road 235, which has collector road classification, and Highway 35. There is currently no physical access to the parcel. The proponent has applied to the County and requested new access from Range Road 235.

An overhead powerline is located on the north side of Highway 35 and on the east side of Range Road 235. There is a low pressure gas line owned by North Peace Gas Co-op, but no high pressure gas lines, well sites, record of any spills or contamination, or County water lines on the parcel.

Compliance with Approved Plans and Land Use Compatibility

In accordance with Regulation D2(d) of the County's Land Use Bylaw, a permit is required for the construction of a fence that is greater than 0.9m (3 ft) in height in the front yard.



Integrated Expertise. Locally Delivered.



Circulation Comments

The application was circulated to referral agencies, including Grimshaw Gravels Aquifer Management Advisory Association, and to adjacent landowners. Responses were received from Alberta Energy Regulator, Atco Energy Systems, Forestry & Parks, and Telus, all indicating they had no concerns with the proposed application.

Alberta Transportation and Economic Corridors (TEC) responded and requested a Roadside Development Permit. The applicant has provided proof of TECs approval.

The Director of Cemeteries with the Government of Alberta advised that a statutory declaration should be provided by the cemetery operators and/or landowners confirming that there are no burials in the area where the fence is proposed or where the parking lot will be established. The Director further advised that the proposed parking lot and fence require provincial approval. After reviewing the provided statutory declaration, the Director indicated they had no concerns with the proposed parking lot and fence, but requested the applicant to ensure construction does not disturb any graves or plots that are sold and that the Director is to be notified if the cemetery plan is changed in future.

Alberta Health Services - Environmental Public Health North Zone responded and advised they have no concerns with the proposed parking and fencing. They also advised that if any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS-SHE wishes to be notified. This request will be provided as an advisement within the conditions of development approval. AHS also requires that their May 3, 2021, and July 30, 2026, comments are included as conditions of approval or advisements.

The May 3, 2021, comments are provided here:

"This letter is provided in response to the request to obtain a health authority recommendation from Alberta Health Services – Safe Healthy Environments (SHE) for a new cemetery development in SE7-84-23-W5M. AHS-SHE administers no legislative requirements specific to the approval, use, or maintenance of cemeteries, however, provides the following public health perspective. After considering the information provided, AHS-SHE has no concerns with this application and provides the following comments:

1. Ensure activities associated with construction and operation of the proposed development are maintained in accordance with the Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003) which states:
No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.
2. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS-SHE wishes to be notified.
3. Cemeteries are recognized as potential sources of groundwater contamination. There are no legislated setback distances from a cemetery to water wells or other water sources in the Public Health Act or associated Regulations. Based on the National Collaborating Centre for Environmental Health (NCCEH) Cemetery Setback Distances to Prevent Surface Water Contamination (October, 2017), AHS-SHE recommends a 100 meter setback from any potable water source (ie. well, dugout, surface water) and plot depth at least 1 meter above the annual high water table.



The July 30, 2026 comments are as follows:

"As long as the requirements listed below are met, Environmental Public Health will not have an objection to this proposed development permit application:

- a. Alberta Environment & Parks has no water management or environmental concerns. ISL notes that the circulation notice was sent to Alberta Forestry and Parks, who indicated they had no water management or environmental concerns.
- b. Development approval is in compliance with Section 2(1), 2(2), 8, 11, 14 & 15 of Nuisance & General Sanitation Regulation. ISL notes that Section 2 deals with a person who creates, commits, or maintains a nuisance and deals with unsanitary premises, improper drains and water systems, animal and stable issues, waste and manure accumulation, and dangerous trades or chimneys, Section 8 deals with storage of garbage and refuse, Section 11 deals with potable water, Section 14 deals with Cisterns, and Section 15 deals with Wells.
- c. The applicant has indicated that the proposed parcel is within 1.5 km of a sour gas facility. AHS recommends that the Alberta Energy Resources Conservation Board (ERCB) be contacted to determine appropriate setback distances and assessments, as required. ISL notes that the circulation notice was sent to Alberta Energy Regulator (AER), who advised that they had no concerns to this proposal.
- d. Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an appropriate manner.
- e. AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which states the following: "No person shall locate a water well within:
 - i. 10m of a watertight septic tank, pump out tank, or other watertight compartment of a sewage or wastewater system
 - ii. 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy
 - iii. 30m of a leaching cesspool
 - iv. 50m of sewage effluent on the ground surface
 - v. 100m of a sewage lagoon, or
 - vi. 450m of any area where waste is or may be disposed of at a landfill: (AR 243/2003,s.15)

The County advised that they had no concerns with the parking area being left to grass.

No additional comments were received.



Recommendation

It is recommended that the application for a grass parking area and a variance allowing a barbed wire fence with a maximum height of 1.52 m (5 ft) to be located on Lot 1 Block 1 Plan 2220703 on a portion of SE7-84-23-W5M be **APPROVED** subject to the following conditions:

1. The fence and parking area proceeds in accordance with the attached plans and site plan to reflect the proposed location on Lot 1, Block 1, Plan 2220703.
2. The fence shall be located within the property boundaries, and the applicant/owner shall ensure that neither the parking area and construction of the fence disturbs graves or plots that are sold.
3. The applicant/owner shall comply with the uses and regulations of the Agriculture General (A) District
4. 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.
5. The applicant/owner shall obtain other approvals required by other regulatory approvals throughout the course of the development and its operation.
6. The applicant/owner is to ensure they apply to the applicable government authority prior to utilizing the site as a cemetery.
7. The applicant/owner shall provide a minimum 3m overburden between the bottom of a grave(s) and the top of the water table.
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.

Advisements

- 1) The applicant/owner shall notify the Director of Cemeteries if there are any changes made to the cemetery plan.
- 2) The applicant/owner is to notify Alberta Health Services – Safe Healthy Environments (AHS-SHE) if any evidence of contamination or other issues of public health concern are identified at any phase of development.
- 3) The applicant/owner is to ensure that activities associated with construction and operation of the cemetery are maintained in accordance with the Public Health Act Nuisance and General Sanitation (AR 243/2003) which states:



No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.

The applicant is to comply with Section 2(1), 2(2), 8, 11, 14 & 15 of the Nuisance and General Sanitation Regulation.

- 4) The applicant/owner shall ensure that any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, be completely contained within the proposed property boundaries and complies with the setback distances outlined in the most recent Alberta Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an appropriate manner.
- 5) The applicant/owner shall ensure a 100 meter setback from any potable water source (well, dugout, surface water) based on the National Collaborating Centre for Environmental Health (NCCEH) Cemetery Setback Distances to Prevent Surface Water Contamination (October, 2017).
- 6) AHS recommends that any existing/new water wells on the subject lands must be completely contained within the proposed property boundaries. Please note that the drinking water source (e.g. private well) must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which states the following: "No person shall locate a water well within:
 - a. 10m of a watertight septic tank, pump out tank, or other watertight compartment of a sewage or wastewater system
 - b. 15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy
 - c. 30m of a leaching cesspool
 - d. 50m of sewage effluent on the ground surface
 - e. 100m of a sewage lagoon, or
 - f. 450m of any area where waste is or may be disposed of at a landfill: (AR 243/2003, s.15)



DEVELOPMENT PERMIT APPLICATION FORM A

"An Agriculture Based Community"

FOR ADMINISTRATIVE USE	
APPLICATION NO.	DP26-
DATE RECEIVED	JUNE 22, 2026
ROLL NO.	314678

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.)

			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)

Municipal Address (if applicable):	
Legal description (if applicable): Registered Plan: 2220703 Block: 1 Lot (parcel): 1	
QTR/LS: SE Section: 7 Township: 84 Range: 23 Meridian: 5	
Size of the Parcel to be developed: 1.04 ☒ Acres or ☐ Hectares	
Description of the existing use of the land: Cemetery	
Proposed Development: Fence to surround cemetery. Wood posts with Barbed wire 6' posts sticking out 4'6"-5' Grass parking	
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)	
Estimated:	Date of Commencement: ASAP
Date of Completion: end aug '26	Value of Construction: \$

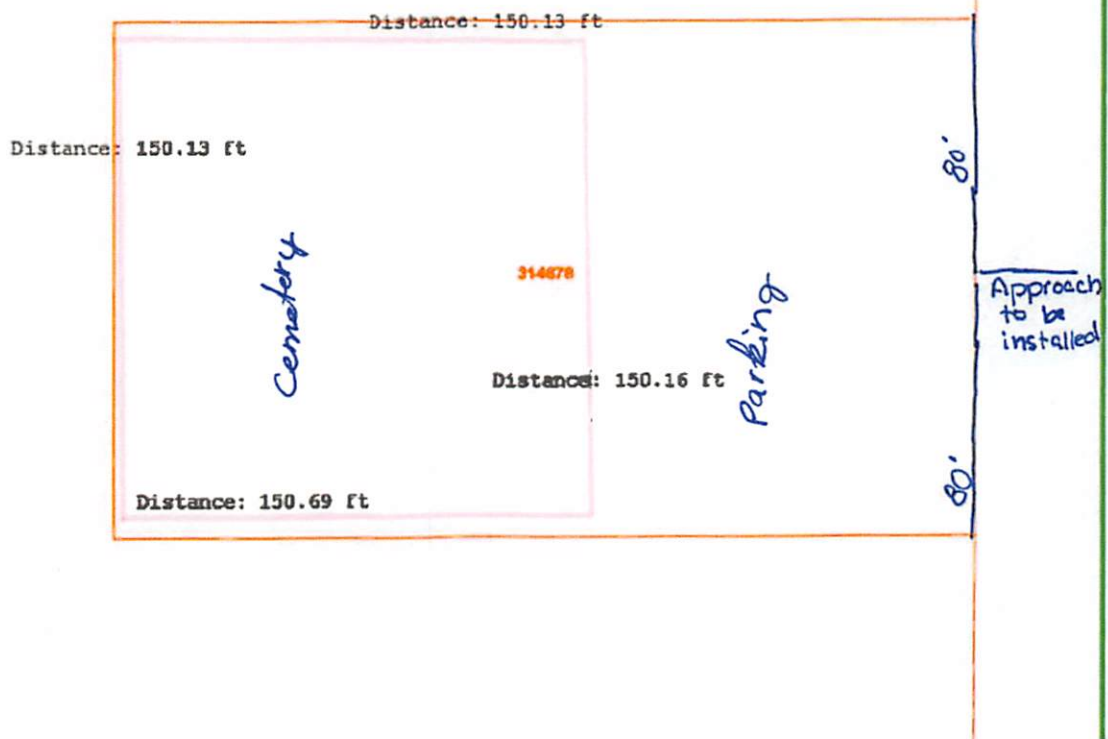
PROPOSAL INFORMATION				
DEVELOPMENT IS: ☒ NEW ☐ EXISTING ☐ ALTERATION TO EXISTING				
LAND IS ADJACENT TO: ☐ PRIMARY HIGHWAY ☐ LOCAL ROAD ☐ INTERNAL SUBDIVISION ROAD ☐ OTHER				
LOT AREA: _____	LOT WIDTH: _____	LOT LENGTH: _____	PERCENTAGE OF LOT OCCUPIED: _____%	
PRINCIPAL BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: _____/_____	HEIGHT _____
ACCESSORY BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: _____/_____	HEIGHT _____

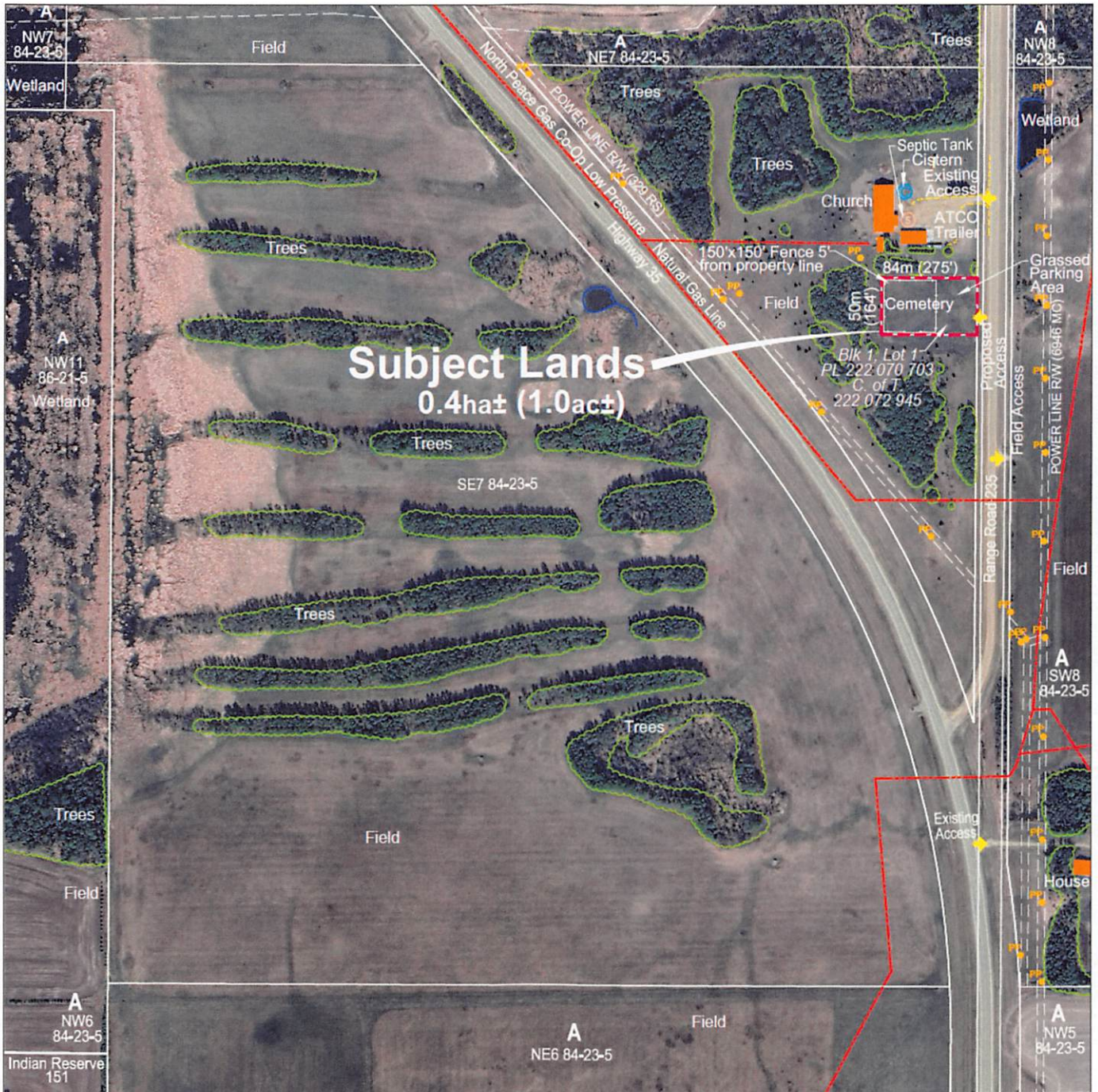
ADDITIONAL INFORMATION INCLUDED	
☐ SITE PLAN ☐ FLOOR PLAN ☒ LAND TITLE ☒ ABANDONED OIL WELL DECLARATION SIGNED	
☐ ALBERTA NEW HOME WARRANTY / OR PROOF OF EXEMPTION ☐ DISTANCE TO ROAD / HIGHWAY _____	
ADDITIONAL INFORMATION AS REQUIRED:	
☐ ELEVATIONS ☐ SOIL TESTS ☐ HOURS OF OPERATION _____	
☐ NUMBER OF 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: Signature of Registered Landowner required if different from Applicant	<u>June 22, 2026</u> Date SIGNATURE OF APPLICANT _____ _____ Date SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE	
LAND USE DISTRICT: <u>agriculture general</u>	
FEE ENCLOSED: YES ☐ NO ☐	AMOUNT: \$ _____ RECEIPT NO.: _____
DEFINED USE: _____	
PERMITTED/DISCRETIONARY: _____	
VARIANCE: _____	





DEVELOPMENT PERMIT APPLICATION

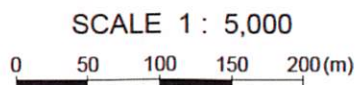
COUNTY OF NORTHERN LIGHTS

LEGAL: SE 7, Twp 84, Rge 23, W5M

FILE No. DP-26-23

LEGEND

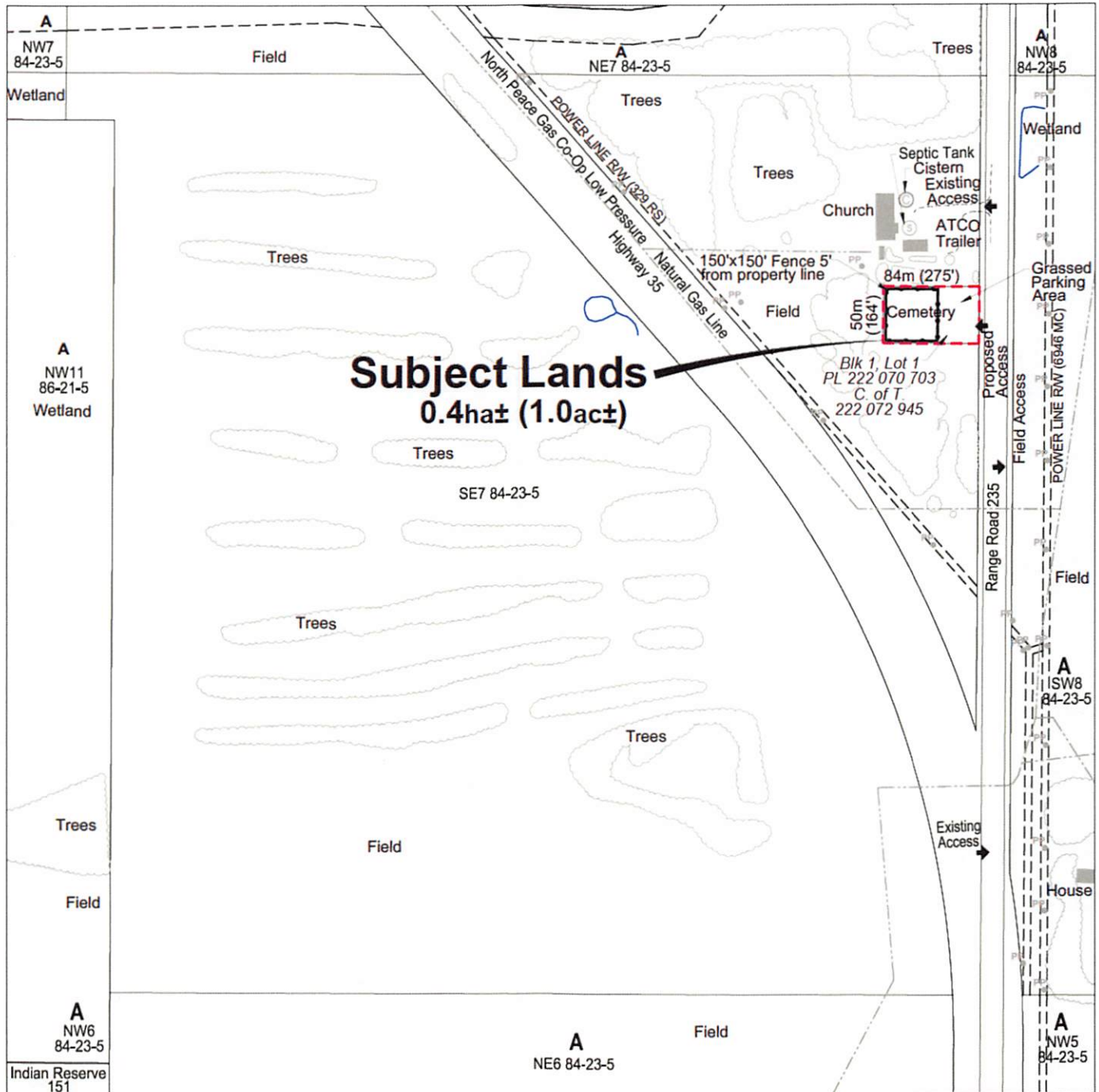
- Subject Lands
- Buildings Existing/Proposed
- Existing Access
- Low Pressure Natural Gas Servicing (Active)
- Septic Tank
- Water Cistern
- ATCO Powerlines
- Edge of Treeline



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



July 13, 2026



DEVELOPMENT PERMIT APPLICATION

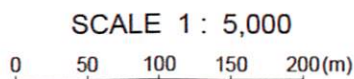
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NOTE: Improvements located as per data supplied by owner and Abadata measurements.



July 13, 2026



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 - 7 - 84 - 23 - WSM, 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