

AGENDA
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, APRIL 11th, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/82457592566>

01.0 CALL TO ORDER

02.0 ADOPTION OF THE AGENDA

03.0 ADOPTION OF THE MINUTES

A) Tuesday, March 28, 2023 Municipal Planning Commission Meeting Minutes

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-23-04 – Recreation, Extensive

b. DP-23-06 – Detached Garage

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

C) Miscellaneous

05.0 ADJOURNMENT

MINUTES
MUNICIPAL PLANNING COMMISSION
COUNTY OF NORTHERN LIGHTS
TUESDAY, MARCH 28th, 2023 AT 11:00 A.M.
COUNTY COUNCIL CHAMBERS, MANNING, ALBERTA
<https://us02web.zoom.us/j/84106724773>

PRESENT:

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

REGRETS:

Linda Halabisky	Ward Seven	Keg River/Carcajou
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IN ATTENDANCE:

Josh Hunter – Director of Finance/Acting Chief Administrative Officer
Teresa Tupper – Executive Assistant/ Recorder
Josh Hunter – Director of Finance
Dan Archer – Mile Zero Banner Post Reporter
Anna Glover – ISL Engineering Planning & Development Technician

01.0 CALL TO ORDER

Chair/Reeve Terry Ungarian called the Tuesday, March 28, 2023, Municipal Planning Commission Meeting to order at 11:11 a.m.

02.0 ADOPTION OF THE AGENDA

012/28/03/23MPC **MOVED BY Councillor Dechant to acknowledge receipt of the Tuesday, March 28th, 2023 Municipal Planning Commission Meeting Agenda and adopt it as presented.**
CARRIED

03.0 ADOPTION OF THE MINUTES

A) Tuesday, March 14, 2023, Municipal Planning Commission Meeting Minutes

013/28/03/23MPC MOVED BY Councillor Schug to acknowledge receipt of the Tuesday, March 14th, 2023 Municipal Planning Commission Meeting Minutes and adopt them as presented.
CARRIED

04.0 PLANNING AND DEVELOPMENT

A) Development Permits – Issued by the Development Officer

a. DP-22-31 – Manufactured Home

014/28/03/23MPC MOVED BY Councillor Reese to acknowledge receipt of Development Permit DP-22-31; issued by the Development Officer and accept it for information.
CARRIED

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

a. DP-23-01 – Fertilizer Storage & Sales – Discretionary Use

015/28/03/23MPC MOVED BY Councillor Yasinski to approve Development Permit DP-23-01; Fertilizer Storage & Sales, subject to the following nine (9) conditions:

1. This permit approval is issued on the condition that all other approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation.
2. That the development proceeds in accordance with the attached plans and site plan to reflect the proposed location within Lot 14, Block 2, Plan 082 5397 – SW-3-92-23-W5M.
3. That additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
4. The applicant/owner shall consult County of Northern Lights Public Works when installing culverts for site access approaches to ensure the approaches are constructed in accordance with County standards.
5. The applicant/owner shall carry out snow removal in such a manner that culverts are not blocked.
6. Stormwater released from the property into the County ditch must be no greater than the pre-existing flow rate, and erosion control measures must be implemented to prevent material from passing onto County property as per Section I16.1 of the Land Use Bylaw. The applicant/owner shall be responsible for dust control and mitigating contamination into adjacent ditches.
7. Any outdoor lighting shall be installed in accordance with Section K12.3(n) of the Land Use Bylaw.
8. That the applicant/owner shall screen from view the development site in accordance with Section I9 of the Land Use Bylaw.

9. That the applicant/owner shall follow all requirements for fertilizer storage and transportation in accordance with the Alberta Environmental Protection and Enhancement Act.

C) Miscellaneous

05.0 ADJOURNMENT

Chair/Reeve Terry Ungarian adjourned the Tuesday, March 28, 2023 Municipal Planning Commission Meeting at 11:12 a.m.

Chair/Reeve
Terry Ungarian

Acting Chief Administrative Officer
Josh Hunter

Date Signed



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-23-04
ROLL NO.: 134203
DEVELOPMENT: Recreation, Extensive (Gazebo & Trail System)
LAND USE DISTRICT: Crown Land (CL)
LEGAL DESCRIPTION (ATS Location): SE-20-92-22-W5M
LEGAL DESCRIPTION (Lot, Blk, & Plan if relevant): Plan GL039277
NAME & ADDRESS OF APPLICANT(s): MANNING & DIST SKI CLUB
BOX 1194 MANNING, AB T0H 2M0

NAME & ADDRESS OF LANDOWNER(s): PROVINCE OF ALBERTA
PUBLIC LANDS AND FOREST DIVISION
5TH FLOOR, 9915 -108 STREET
EDMONTON, AB T5K 2G8

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. This permit approval is issued on the condition that all other regulatory approvals required by other regulatory jurisdictions be obtained and maintained throughout the course of this development and its operation.
2. That development shall proceed in accordance with the regulations of the Crown Land (CL) District of the Land Use Bylaw and the approved plans and application.
3. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.
5. The owner/developer should minimize clearing vegetation in the subject area in accordance with Section I8.5 of the Land Use Bylaw (LUB).
6. If any evidence of archaeological, paleontological, historic structures, or Aboriginal Traditional Use sites are observed during construction, the applicant/owner must cease work and notify the Heritage Division of Alberta Culture and Status of Women immediately in accordance with Section 31 of the Historical Resources Act.
7. The approval is only valid so long as consent to occupy and authorization from Alberta Environment and Parks is granted.

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.

2023-03-27
DATE OF DECISION

2023-03-27
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

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-23-04
DATE RECEIVED	March 3, 2023
ROLL NO.	134203

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
 W: www.countyofnorthernlights.com | E: info@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 <u>The Manning & District Ski Club</u>	NAME OF REGISTERED OWNER <u>AB Environment & Parks</u>				
ADDRESS <u>Box 1194 Manning, AB</u>	ADDRESS <u>see attached</u>				
POSTAL CODE <u>T0H 2M0</u>	POSTAL CODE				
EMAIL ADDRESS* <u>skiclubmanning@gmail.com</u>	EMAIL ADDRESS*				
*By supplying the Town 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			
Address of proposed development site: <u>923002 RR224 Manning</u>			
Legal description of proposed development site: Registered Plan: _____ Block: _____ Lot (parcel): _____			
QTR/LS: <u>1SE</u> Section: <u>20</u> Township: <u>92</u> Range: <u>22</u> Meridian: <u>5</u>			
Size of the Parcel to be developed _____		Number of Acres _____ or Number of Hectares _____	
Description of the existing use of the land: <u>Ski Resort</u>			
Proposed Development: <u>Gazebo & Trails</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 UNITS(S)	<input checked="" type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(S)	<input type="checkbox"/> OTHER (SPECIFY)	
<input type="checkbox"/> HOME OCCUPATION(S)	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)		
Estimated:	Date of Commencement: <u>May 1/23</u>	Date of Completion: <u>Dec 1/24</u>	Value of Construction: <u>\$38,000 +/-</u>
<u>weather & funding dependant</u>			

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> 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

Mar 3/23
Date

Date

K Koch
SIGNATURE OF APPLICANT

see attached
SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

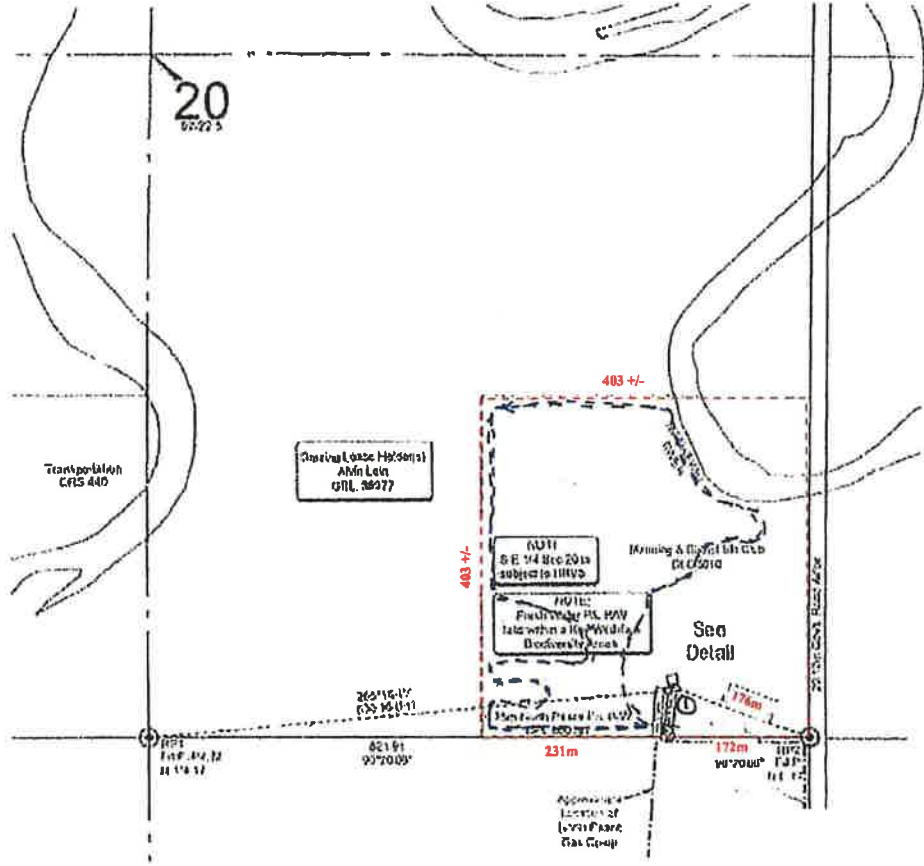
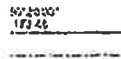
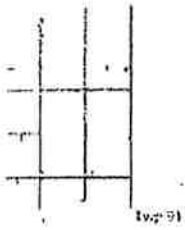
LAND USE DISTRICT: _____

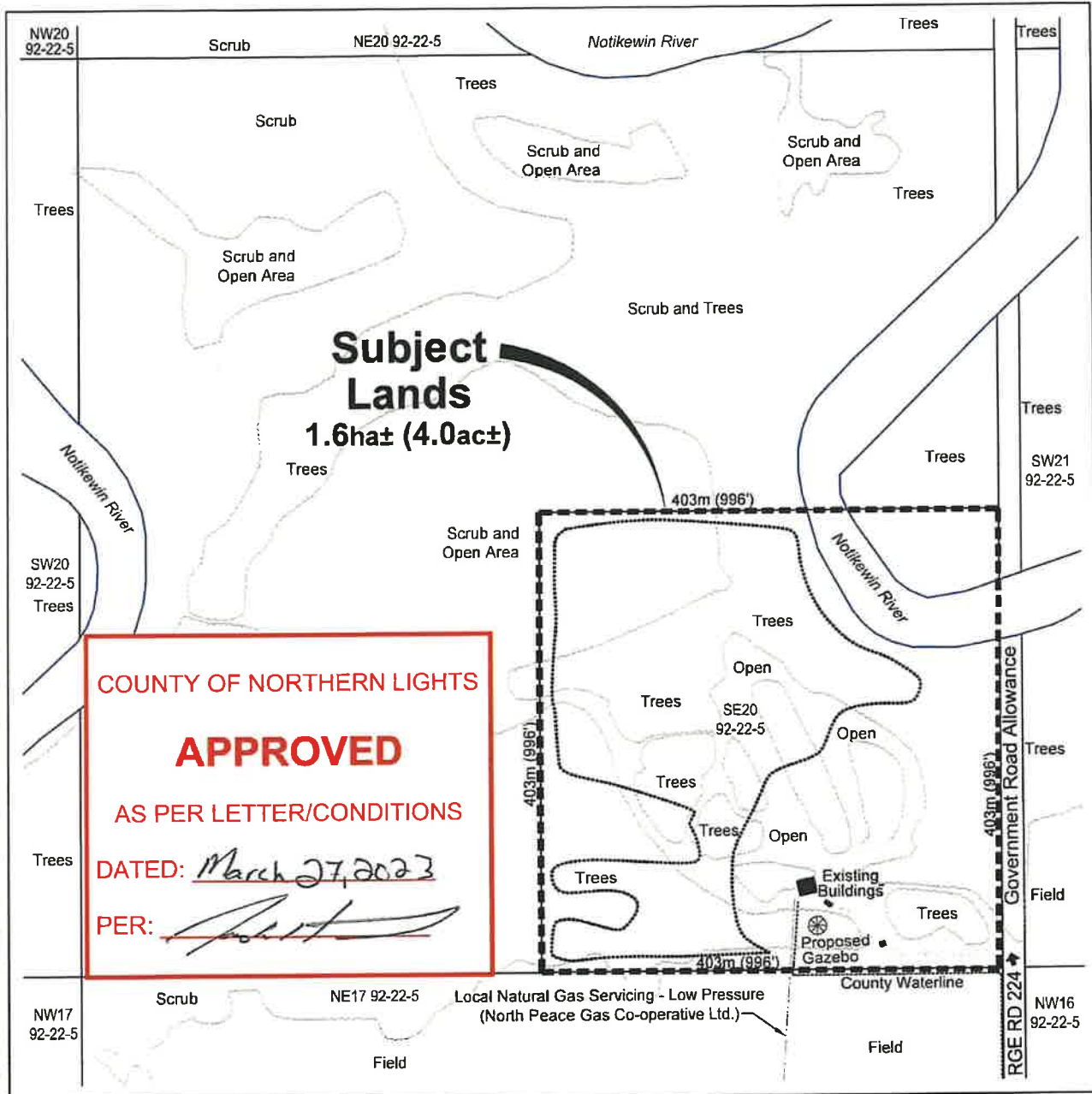
FEE ENCLOSED: YES NO AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____





DEVELOPMENT PERMIT APPLICATION

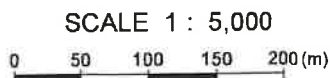
COUNTY OF NORTHERN LIGHTS

LEGAL: SE 20, Twp 92, Rge 22, W5M

FILE No. DP-23-04



LEGEND	
	Subject Lands
	Buildings/Structures
	Proposed Pathway
	Existing Access
	Low Pressure Natural Gas Servicing
	County Waterline

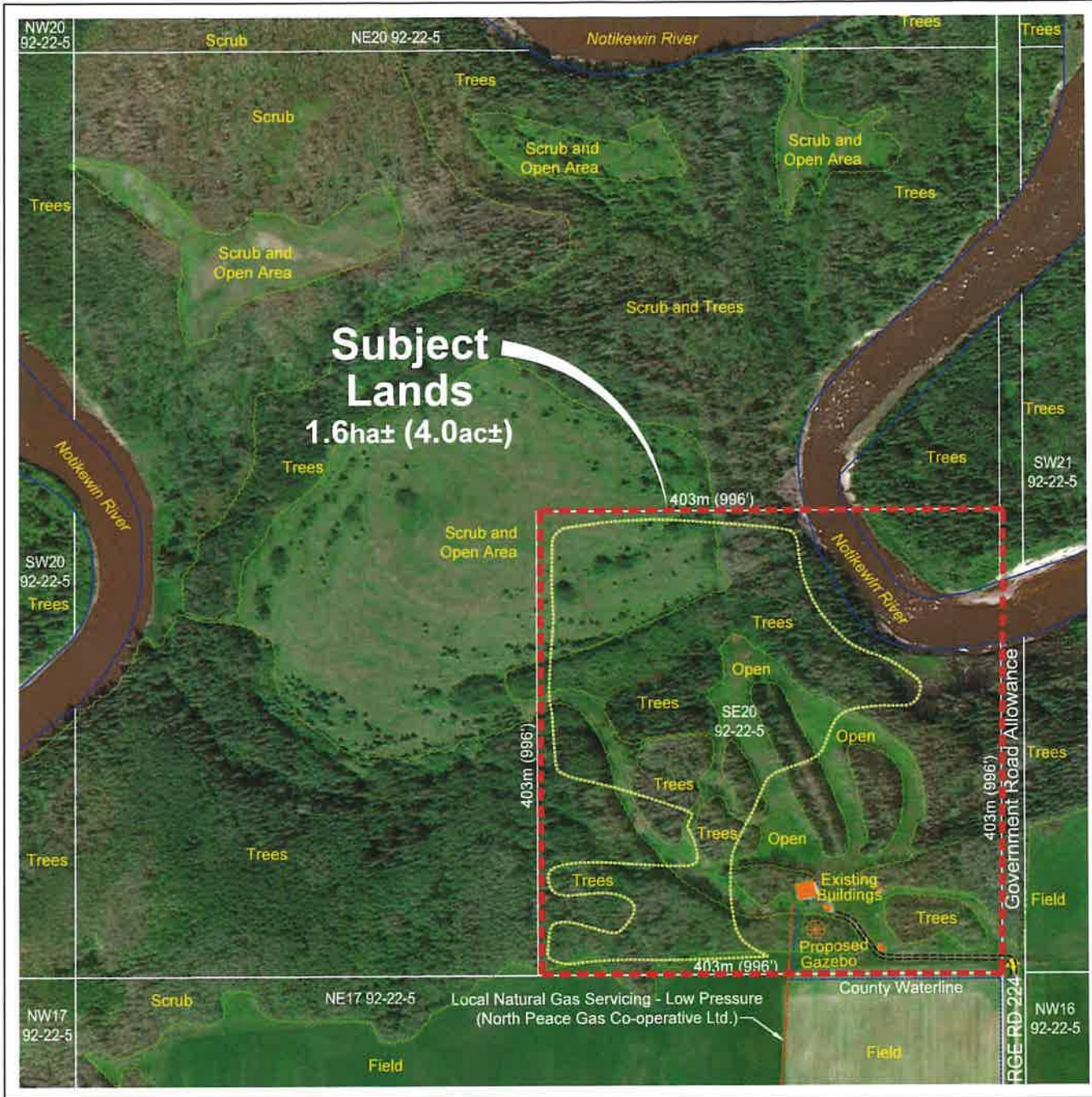


NOTE: Improvements located as per data supplied by owner and Abadata measurements.



March 20, 2023

C:\Users\jgibson\Documents\Projects\2023\DP-23-04\Map\Map\Map_01.dwg - 2023-03-28 10:00:00 AM - 2023-03-28 10:00:00 AM



DEVELOPMENT PERMIT APPLICATION

COUNTY OF NORTHERN LIGHTS

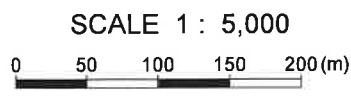
LEGAL: SE 20, Twp 92, Rge 22, W5M

FILE No. DP-23-04



LEGEND

- Subject Lands
- Buildings/Structures
- Proposed Pathway
- Existing Access
- Low Pressure Natural Gas Servicing
- County Waterline



March 20, 2023

ENVIRONMENT AND PARKS

Temporary Field Activity

Application Date: February 27, 2023	Related Activity: DLO 5810
Applicant/Licensee: THE MANNING AND DISTRICT SKI CLUB 0017454-001	
Address: PO BOX 1194 MANNING AB CANADA T0H 2M0	
Tel:	Fax:

Authority: Authorization **Purpose:** Other Non-Industrial

Specific Purpose: Ski Resort-Gazebo & Rec. Trail **Contact Name:** Kaitie Koch - 780-626-0042

Amendment required within 60 days Yes No **Trapper Notification** Yes No **FMA** Yes No

LSAS Checked Yes **NOTE:** Any potential conflicts must be resolved prior to issuance

Lands Applied For: **Field Reference Required:**

Mer	Rge	Twp	Sec	Qtr	LSD	Subdivision Name	Subdivision Plan	Block	Lot	Parcel
5	22	092	20	SE						

Dimensions/Area: See attached sketch **Geophysical Operation**

Length (m):	Width (m):	Area (ha):	TDA	NEW	Green/White	Latitude	Longitude
8.0	8.0	0.01	<input type="checkbox"/>	<input type="radio"/> New <input checked="" type="radio"/> Existing <input type="radio"/> N/A	<input type="radio"/> Green <input checked="" type="radio"/> White		
	6.0		<input type="checkbox"/>	<input checked="" type="radio"/> New <input type="radio"/> Existing <input type="radio"/> N/A	<input type="radio"/> Green <input checked="" type="radio"/> White		
Total Area:		0.01					

This Authorization is temporary and expires on the date prescribed therein. If the activities approved result in the occupation of land for a period of time longer than Authorized, the holder must apply for a formal disposition (i.e. a licence or a lease) OR request an extension of the established term prior to expiry.

Proponents must ensure all other legislative requirements are addressed in relation to this Authorization.

- Conditions:**
- This Authorization will expire on **December 01, 2024** upon which operations must be completed.
 - This Authorization is subject to all terms and conditions on related activity: DLO 5810 or N/A
 - The holder must have in possession, or have their contractor in possession of a copy of this form which is to be retained on site during all phases of your activity.
 - Contact and advise the regional office in Peace District (phone (780) 624 - 6456), Alberta, prior to any additional construction during the term of this form and at the completion of operations.
 - The holder must obtain written consent from the land occupant prior to entry.
 - The holder must submit an as-built plan to the departmental officer within 60 days of construction Yes N/A
 - Timber salvage - Required Waived Plan Required N/A
 - See attached schedule "A" for operational conditions. Yes No See Comments

Issued By: Jeff Poeckens	For Office Administration Only: TFA No. TFA231424
Date of Issue: March 03, 2023	Transaction # _____

Copy to: Applicant **Copy to:** ECM

(CONDITIONS) SCHEDULE A

- TFA 231424
- The holder is permitted by this temporary field authorization to construct a gazebo and recreation trail system as proposed in the submission dated February 27, 2023. All conditions for DLO 5810 apply.

LSAS Comments for Activity: TFA231424 3/3/2023

Consent to Occupy

Public Lands and Forests

I, Alvin Lein of Manning
in the Province of Alberta, the lessee(s) named in Grazing Reserve
Lease No. 39277, hereby consent to:

The Manning & District Ski Club (DLO 5810) located in LSD 1-20-92-22-W5M, proposed
development, as it does not conflict with my access.

for the purpose of constructing a gazebo and recreational trail system

Dated at the The Manning & District Ski Club of Manning
in the Province of Alberta, this 26 day of February, 2023

K Koch

Witness

Kaitie Koch

Alvin Lein

Signature

Alvin Lein

To: Alberta Sustainable Resource Development
Public Lands and Forests Division
Dispositions & Technical Services Branch
5th Floor, 9915 – 108 Street
Petroleum Plaza, South Tower
Edmonton, Alberta
T5K 2G8

Personal information taken in this application is collected in accordance with Section 33(a)(c) of the *Freedom of Information and Protection of Privacy Act* and Section 1 of the *Dispositions and Fees Regulation*. Sustainable Resource Development (SRD) collects, uses and discloses personal information in accordance with Part 2 of the *FOIP Act* and the *Dispositions and Fees Regulation*. Should you require further information about the collection, use and disclosure of personal information contact SRD at (780) 427-3570.



Manning & District Ski Club
Box 1194
Manning, AB T0H 2M0
skiclubmanning@gmail.com

February 27, 2023

Re: Letter of Proposed Development

Disposition DLO 5810 is held by The Manning & District Ski Club, located in LSD 1-20-92-22-W5M, and is for the purpose of a skiing resort. The MSC would like to request permission to construct a gazebo, and to create a recreational trail system.

The proposed gazebo will be constructed to the south east of the chalet where families congregate around the fire pit and roast hot dogs. The half-walled gazebo, which will provide shelters, will be approximately 25'x25' and include a seating area inside. The size may vary (smaller, not larger) based on available funding and grant opportunities. *Pictures attached.*

The proposed trail system will be developed where recreational ATV'ers already access the property. Our intention is to create a more "formal", maintained trail to discourage riders from disturbing the existing ski runs, and to also provide accessible trails for recreational users (hiking, snowshoeing, cross-country skiing, etc). As it is now, ATV'ers create significant environmental disturbances, as riders pick their way through the bush to the meadow below. The MSC is trying to prevent further environmental damage which threatens the integrity of the ski hill runs. A proposed route map is attached. The MSC's trail route will:

- vary in width depending on the slope conditions and tree cover, but will not exceed 20', unless wider conditions already exist.
- have minimal ground disturbance to prevent erosion, with volunteers on foot or accessing the route by ATV;
- trees will only be removed when necessary. Preference will be given to altering the trail route to reduce the number of trees to be removed. The downed trees will be utilized as firewood for winter ski hill operations;
- grass and trees will be planted along the trail route to mimic the grass cover of the ski hill runs. Every year, the MSC plants trees on and around the DLO to prevent sloughing and erosion on our runs and to create windbreaks;
- be maintained by MSC volunteers throughout the year in conjunction with their ski run maintenance

If granted permission, and the appropriate funding is accessed by the MSC, construction of the gazebo and trail system would occur between the spring and fall by volunteers. The gazebo will be completed in 2023, and the trail system completion date potentially extending until 2024 (depending on volunteer availability, weather conditions, and ground conditions), although it is our intention to complete both projects this year.

The existing GRL 39277 holders, Alvin & Elsie Lein, have granted The Manning & District Ski Club permission to make this application, and agree that the proposed development does not conflict with their access.

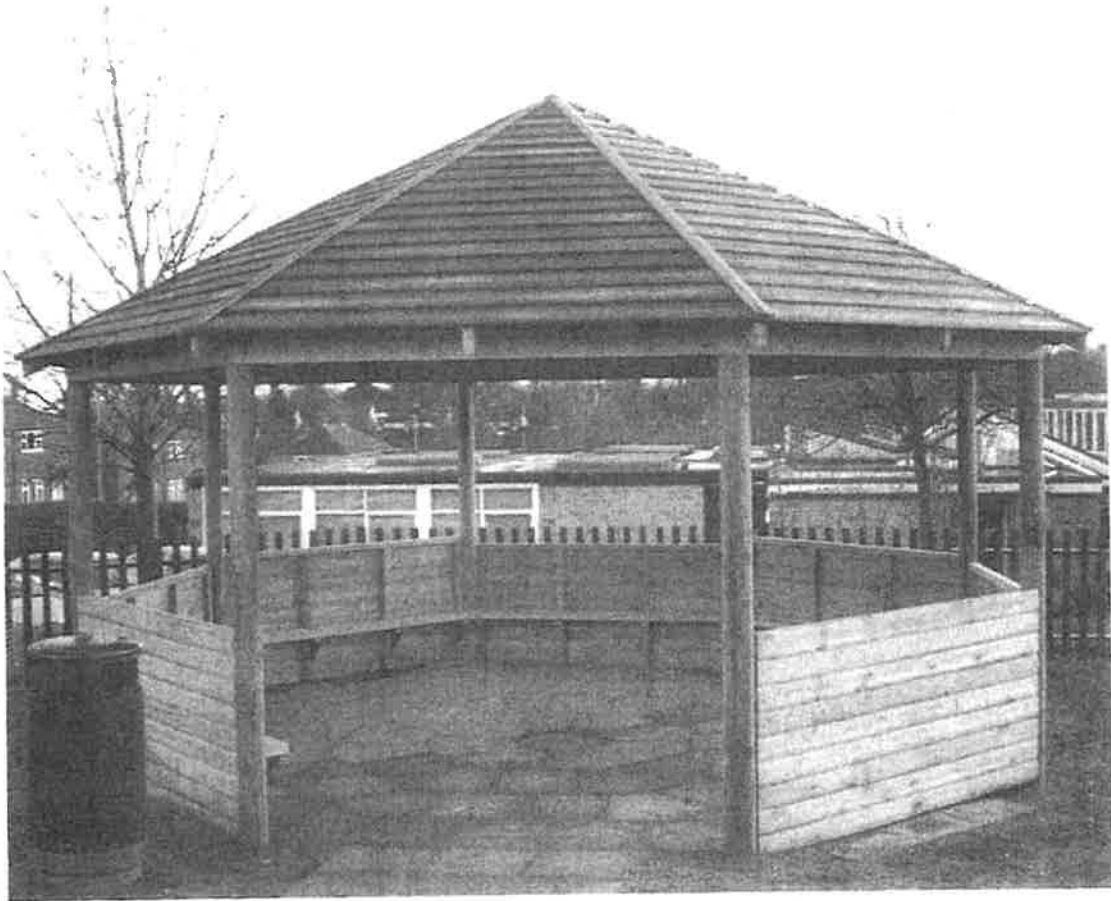
If you have any questions or concerns, please feel free to contact me directly, 780-626-0042 or email skiclubmanning@gmail.com.

Thank you for your consideration,



Kaitie Koch
Volunteer, President
The Manning & District Ski Club







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

**DEVELOPMENT PERMIT
NOTICE OF DECISION**

APPLICATION NO.: DP-23-06
ROLL NO.: 71565
DEVELOPMENT: Accessory Building (36' x 30')
LAND USE DISTRICT: Agriculture General (A)
LEGAL DESCRIPTION (ATS Location): SW-12-90-22-W5M
LEGAL DESCRIPTION (Lot, Blk, & Plan if relevant):
NAME & ADDRESS OF APPLICANT(s): Clay Paulovich
Box 1349
Manning, AB TOH 2MU

NAME & ADDRESS OF LANDOWNER(s): PAULOVICH SHARON
BOX 144
DEADWOOD, AB TOH 1A0

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 owner/developer must contact an accredited agency contracted by Municipal Affairs to obtain the following permits or approvals applicable: - Home Warranty Coverage- Provincial Plumbing Permit- Gas Inspection Permit- Building Permit- Electrical Permit. A copy of the approved permits must be submitted to the County of Northern Lights for their files.
2. Exterior finish to be wood, metal, or similar siding, brick, or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
3. The development/construction shall comply with the approved plans and application.
4. Additional development or construction is not allowed without an approved development permit from the County of Northern Lights.

ADVISEMENT:

1. That the applicant/owner may need to engage a certified environmental professional to conduct a wetland assessment to identify and classify potential wetlands in accordance with provincial wetland policy directives, and that, should wetlands be identified, a wetland memo summarizing the findings and recommendations be provided to the County prior to commencing any future development, site grading and other development activities that may alter, disturb or impact the wetland(s).

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.

2023-03-23
DATE OF DECISION

2023-03-23
DATE OF ISSUE OF NOTICE OF DECISION


DEVELOPMENT OFFICER

COUNTY OF NORTHERN LIGHTS

#600, 7th Avenue NW Box 10, Manning, AB TOH 2MO 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. <u>DP-23-06</u>	
DATE RECEIVED <u>March 13/23</u>	
ROLL NO. 71563	

County of Northern Lights, # 600, 7th Ave. NW Box 10, Manning, AB, T0H 2M0
 W: www.countyofnorthernlights.com | E: info@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 <u>Clay Paulovich</u>			NAME OF REGISTERED OWNER <u>Grainland Investments LTD</u>		
ADDRESS <u>Box 1349 Manning, AB</u>			ADDRESS <u>RF 202 18332 Lessard Road, Edmonton, A</u>		
POSTAL CODE <u>T0H 2M0</u>			POSTAL CODE <u>T6M 2W8</u>		
EMAIL ADDRESS*			EMAIL ADDRESS*		
*By supplying the Town with an email address, you agree to receive correspondence by email.					
PHONE (CELL) <u>780 836 6164</u>	PHONE (RES)	PHONE (BUS)	PHONE (CELL)	PHONE (RES)	PHONE (BUS)

LAND INFORMATION			
Address of proposed development site: _____			
Legal description of proposed development site: Registered Plan: <u>2220701</u> Block: <u>1</u> Lot (parcel): <u>1</u>			
QTRLS: <u>Sw</u> Section: <u>12</u> Township: <u>90</u> Range: <u>22</u> Meridian: <u>WS</u>			
Size of the Parcel to be developed _____		Number of Acres <u>57.23</u> or Number of Hectares <u>23.28</u>	
Description of the existing use of the land: _____			
Proposed Development <u>detach garage 1080⁰</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 UNITS(S)	<input type="checkbox"/> ACCESSORY STRUCTURE(S)/ USES(S)	<input type="checkbox"/> OTHER (SPECIFY)	
<input type="checkbox"/> HOME OCCUPATION(S)	<input type="checkbox"/> COMMERCIAL OR INDUSTRIAL STRUCTURE(S)/ USES(S)		
Estimated:	Date of Commencement: <u>Apr. 11/2023</u>	Date of Completion: <u>June 1/2023</u>	Value of Construction: <u>\$55 000</u>

PROPOSAL INFORMATION			
DEVELOPMENT IS: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXISTING <input type="checkbox"/> ALTERATION TO EXISTING			
LAND IS ADJACENT TO: <input type="checkbox"/> PRIMARY HIGHWAY <input checked="" type="checkbox"/> LOCAL ROAD <input type="checkbox"/> INTERNAL SUBDIVISION ROAD <input type="checkbox"/> OTHER			
LOT AREA: _____	LOT WIDTH: _____	LOT LENGTH: _____	PERCENTAGE OF LOT OCCUPIED: _____ %
PRINCIPAL BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: <u>1</u> HEIGHT _____
ACCESSORY BUILDING SETBACK:	FRONT: _____	REAR: _____	SIDES: <u>1</u> 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

Date

SIGNATURE OF APPLICANT

Date

SIGNATURE OF REGISTERED LANDOWNER / LEASEHOLDER

FOR ADMINISTRATIVE USE

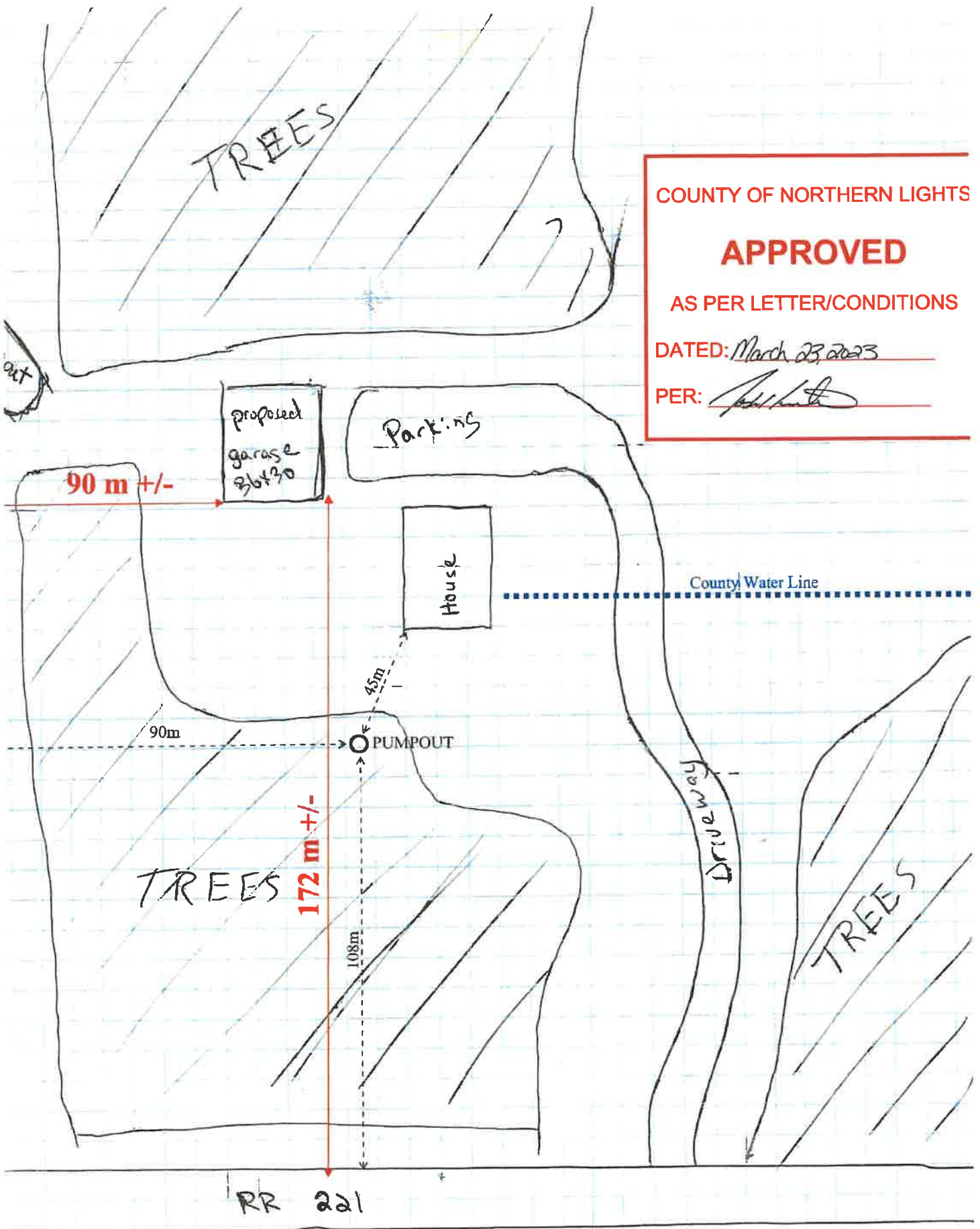
LAND USE DISTRICT: _____

FEE ENCLOSED: YES NO AMOUNT: \$ _____ RECEIPT NO.: _____

DEFINED USE: _____

PERMITTED/DISCRETIONARY: _____

VARIANCE: _____



COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: March 23, 2023

PER: [Signature]