



COUNTY OF STETTLER NO. 6

Development Permit No. DP 24086

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Margaret Simmons-Romney
Address: 72 Kirkland Dr. Red Deer AB T4P 3P3
Owner: Margaret Simmons-Romney

In respect of development involving: Placement of an Ancillary Building.

Legal description of land to be developed: Lot 1 block 1 Plan 082 3255

Roll Number: 319201

Rural Address: 40348 Hwy 850

Zoning District: Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 24086 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plans – Property owner submitted site drawing.
3. Alberta Roadside Development Permit # 2024-0045658

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the placement of an ancillary building on the property described as **Lot 1 block 1 Plan 082 3255**

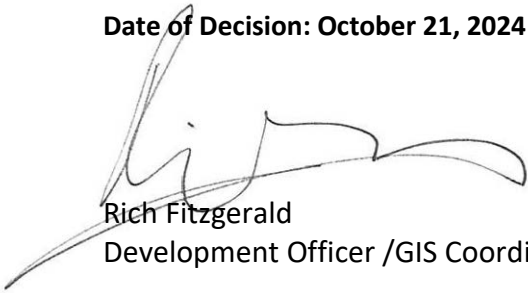
The following variances have been granted as part of this approval:

1. None.

This approval is subject to compliance with the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. Where the development permit is issued for the construction of a building, the construction shall be started within **one year** and the exterior finishing of the building shall be completed within **two years** of the date of issue of the development permit.
3. The applicant shall adhere to the conditions as set out in Alberta Transportation Roadside Development Permit # 2024-0045658.
4. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for building, electrical, gas, plumbing and private sewage system permits under the Safety Codes Act in respect of the use approved under this development permit. That person must submit a copy of the active permit upon being issued by the Safety Codes Council or other accredited agency (including the issued Building Permit, the floor plan and the site plan) to the Development Officer to demonstrate compliance with this development permit. Upon completion of the project a copy of the final inspection signed off by the accredited agency inspector for the aforementioned permits shall be submitted to the Development Officer in order to remain compliant with the nature of the use described in this development permit.
5. A detached Ancillary Building shall not be used as a dwelling unit as defined in Section 9 of the Land Use Bylaw however, only if a Detached Dwelling exists on the same parcel of land, portions or the whole of the detached Ancillary Building may be used as a guest unit that contains bedroom(s) or recreational room(s) and/or sanitary facilities.

Date of Decision: October 21, 2024



Rich Fitzgerald
Development Officer /GIS Coordinator

Attachments:

Site Plan

Appeal

Should you as the applicant, an adjacent landowner or a person with an interest in this application wish to appeal the refusal, approval or any of the conditions of approval, an Appeal Notice must be made in writing by completing the Appeal Form available on the County of Stettler website. Pursuant to Sections 685 and 686 of the Municipal Government Act, the Appeal Notice must be submitted within 21 days of the **Decision Date** referenced above to:

The Clerk
Regional Subdivision and Development Appeal Board
c/o Parkland Community Planning Services
Unit B 4730 Ross Street Red Deer, Alberta.
T4N 1X2

The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

Notes for Information and Follow-up by Applicant:

- a. The applicant/property owner for a residential development permit adjacent to or in the Agricultural District is hereby notified that the purpose of the Agricultural District is to provide landowners with the right to farm, and that agricultural activities in the District have precedence.
- b. Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the regulatory approval requirements of Alberta Environment and Parks and/or with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private Sewage Systems Standard of Practice under the Safety Codes Act, relative to the servicing of any development in this District by means of a private sewage disposal system.
- c. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other permit (including safety codes permits e.g. building, electrical, gas, plumbing, etc.), license, or other authorization required by any Federal or Provincial Act or regulation, or under any Bylaw of the County, or complying with the conditions of any easement, covenant, agreement, or other instrument affecting the building or land. It remains the developer's or applicant's responsibility to ensure compliance with these matters.
- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.
- e. The applicant/property owner is responsible for:
 - (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;

- (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
- (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
- (iv) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
- (v) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
- (vi) notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;
- (vii) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;
- (viii) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- (ix) ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- (x) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.

Alberta Land Surveyor's Real Property Report

CLIENT: CARMAN & ELAINE CURRAH

LEGAL DESCRIPTION:

Lot: 1
Block: 1
Plan: 082 3255

Civils Address:
Municipality:

COUNTY OF STETTLER No.6, ALBERTA
N.E. 1/4 SEC. 19-40-18-W4M

TITLE INFORMATION:

104 Number: 082 228 033
Searched on the case of: MAY 26, 2019
Property is subject to:
75% 136 229 - UTILITY R/W GUARANTEE:
75% 058 824 - UTILITY R/W GUARANTEE:
072 209 667 - CASSETT REC. AGREEMENT
082 150 965 - CASSETT REC. AGREEMENT

LEGEND & NOTES:

Boundary iron pins found are shown thus .
Temporary boundary markers shown thus .
Power Poles located shown thus .
OH Power Lines are shown thus .
Utility Hydrants are shown thus .
Eaves are shown thus .
Eaves are measured to line of facade, unless otherwise specified.
Unless otherwise specified, the dimensions shown are to existing measured points on the ground.
All P.S.'s are within 0.10 of ground level except otherwise noted.
Distances are in metres and decimals thereof.
Bearings are grid and derived from G.N.S.S. observations

CERTIFICATION:

I hereby certify that the Real Property Report, which includes the attached plan and related drawings, was prepared and produced under my personal supervision and in accordance with the Alberta Land Surveyors' Association's (ALSA) Standards and Practices and the requirements of the Real Property Act, R.S.A. 2000, c. A-26.1. I am a duly qualified and licensed Land Surveyor in the Province of Alberta. I am not providing this report as a basis for any other legal proceedings or for any other purpose. I am not responsible for any errors or omissions in this report. I am not responsible for any damage or loss resulting from the use of this report. I am not responsible for any damage or loss resulting from the use of this report. I am not responsible for any damage or loss resulting from the use of this report.



PURPOSE: We (1) have published this survey and prepared this report for the benefit of the owners and any of their agents. Carrying it out is our duty. We have not been asked to, and we do not warrant, the accuracy of the information provided in this report. We have not been asked to, and we do not warrant, the accuracy of the information provided in this report. We have not been asked to, and we do not warrant, the accuracy of the information provided in this report. We have not been asked to, and we do not warrant, the accuracy of the information provided in this report.

Drawn at Red Deer, Alberta
June 13, 2019

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE BY THE SURVEYOR AND A LEGAL INSTRUMENT NUMBER.

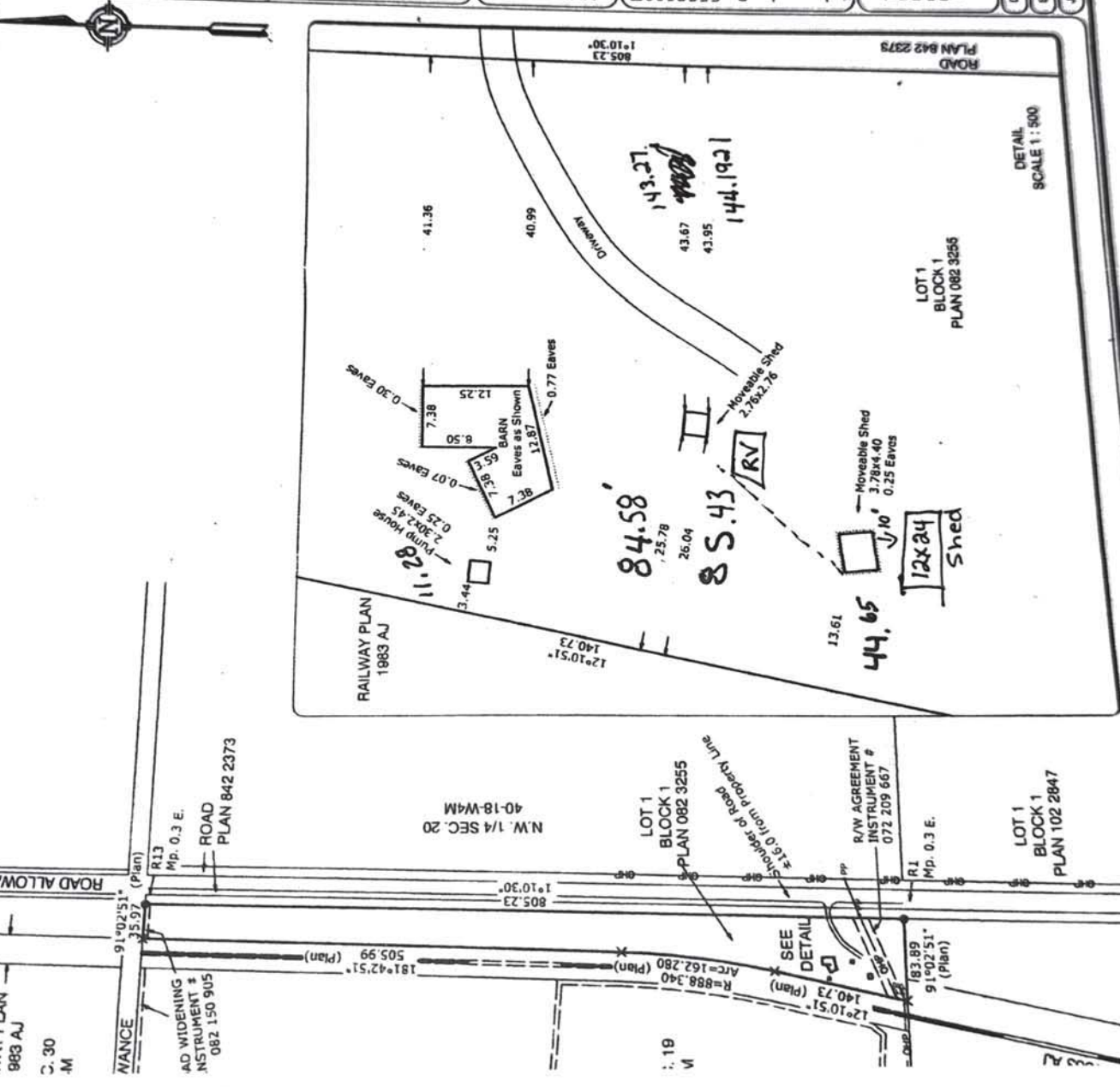
COUNTY OF STETTLER No.6

That if the building shown on the above plan is located in accordance with the above plan, the location of the said building complies with the setbacks, encroachment and adjacent requirements of the local use bylaw of the County of Stettler No.6.



Snell & Ostlund
RED DEER, ALBERTA
REG. 1983-100-1000

Drawn On Survey: JUNE 9, 2019
Scale = 1:500
Drawn By: RB
Checked By: REECS
JOB No. 2740



DETAIL
SCALE 1:500

LOT 1
BLOCK 1
PLAN 082 3255

Movable Shed
3.78x4.40
0.25 Eaves

Shed
12x24

RV
2.75x2.75

Movable Shed
2.75x2.75

84.58
25.78

85.43
26.04

11.28
3.44

0.25 Eaves
2.30x2.45

Pump House

0.30 Eaves
7.38

0.07 Eaves
8.50

Eaves as Shown
12.87

BARN

0.77 Eaves
12.87

41.36

40.99

143.21
144.1931

43.67
43.95

1.10.30
805.23

12°10'51"
140.73

140.73

181°42'51"
505.99 (Plan)

91°02'51"
35.97 (Plan)

91°02'51"
15.89 (Plan)

12°10'51"
140.73 (Plan)

R=888.340
Arc=162.280 (Plan)

R=888.340
Arc=162.280 (Plan)

19

WAY PLAN
983 AJ
C.30
M

AD WIDENING
INSTRUMENT #
082 150 905

ROAD ALLOWANCE

MP. 0.3 E.
ROAD
PLAN 842 2373

N.W. 1/4 SEC. 20
40-18-W4M

LOT 1
BLOCK 1
PLAN 082 3255

R/W AGREEMENT
INSTRUMENT #
072 209 667

MP. 0.3 E.

LOT 1
BLOCK 1
PLAN 102 2847

SEE
DETAIL

16.0 from Property Line

19

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