



COUNTY OF STETTLER NO. 6

Development Permit No. DP 24089

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: James Marshall Trucking Ltd.
Address: 5719 50A Ave Stettler, AB T0C 2L2
Owner: James Marshall Trucking Ltd.

In respect of development involving: Demolition and disposal of fire damaged home and farm buildings.

Legal description of land to be developed: SE-36-34-21-W4M

Roll Number: 598400

Rural Address: 34250 Rge Rd 210 **Zoning District:** Agricultural (A)

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 24089 and the following documents submitted with the application:

1. Development Permit Application Form
2. Aerial view of structure location.

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the demolition and removal of remains of detached dwelling and farm buildings,

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 demolition shall be undertaken and completed in accordance with the attached site plan.
2. Demolition and complete project specific reclamation shall be complete within **one year** of the date of issue of the development permit.
3. The applicant must ensure that all waste material / debris from the demolition be contained to their property until such time it be removed and disposed of properly.
4. All debris from demolished structures shall be disposed at a licensed landfill site only.

Date of Decision: October 24, 2024.



Rich Fitzgerald
Development Officer

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. 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.
- c. 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.
- d. 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 all work and materials are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this demolition 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;

House Lost in Fire previously

Looking to Demolish old grain bins wooden to clean up property

Please see circled areas on map.

Jm

Date Created: 10/21/2024

Stetler County

