



## Development Permit

**COUNTY OF STETTLER NO. 6**  
**NO. DP 24098**

**THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Levi Hofer  
Address: Box 157 Stettler, AB T0C 2L0  
Owner: Donalda Colony

Telephone: 403-323-0274

**In respect of development involving:** Construction of an ancillary building (40x30)

**Legal description of land to be developed:** NE-13-42-18-W4M

**Roll No.:** 347700

**Rural Address:** 42277 Hwy 854

**Zoning District:** Agricultural

Pursuant to Land Use Bylaw No. 1443-10 as amended and as described by the Applicant on Development Permit Application No. DP 24098 and the following documents submitted with the application:

1. Development Permit Application Form
2. Construction Drawings

You are hereby granted **Conditional Approval** to proceed with the development as outlined above.

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

1. None

**This approval is subject to the compliance with the following conditions:**

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
3. The proposed development shall be started within **one year** and exterior finishing of the building shall be completed within **two years** of the date of issue of the development permit.
4. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for a building permit under the Safety Codes Act in respect of the use approved under this development permit, that person must submit a copy of the building permit application (including application form, floor plan and site plan) and a copy of the Building 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.
5. The applicant must ensure that all waste material / debris from the construction be contained to their property until such time it be removed and disposed of properly.

Date of Decision: December 10, 2024



Rich Fitzgerald  
Development Officer

**Attachments:**

Site Plan  
Construction Drawings

**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 website at the following link ([www.stettlercounty.ca/SDAB](http://www.stettlercounty.ca/SDAB)). 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.

**Important information and notes:**

- 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. An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.
- 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. Further, the issuance of this development permit specifically does not absolve the applicant or the landowner from their responsibility to comply with the Environmental Protection and Enhancement Act, the Water Act or the Public Lands Act, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this development permit may impact a wetland.
- 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 1<sup>st</sup> 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.

