



County of Stettler No. 6

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www.stettlercounty.ca

January 24, 2025

Buffalo Lake Meadows Owners Association
C/O Bruce Olson
18 College Park Dr.
Red Deer AB
T4P 0M7

Dear Bruce Olson,

RE: Lot 38MR Block 1 Plan 062 0721 - Development Permit No. 25001

Enclosed please find the above-mentioned Development Permit approved today's date.

The development permit is in effect.

Please be advised that it is the owner's responsibility to comply with the Safety Code Act. For information pertaining to Building, Gas, Plumbing, Electrical and Private Sewage Disposal System permits please contact an accredited Safety Code Agency of your choice.

This decision is subject to the right of appeal by any affected party. Any work that you undertake prior to the deadlines to file an appeal, or, if an appeal is filed, before the conclusion of the appeal proceedings, is at your own risk and on the understanding that this approval can be overturned.

Please do not hesitate to contact the County of Stettler's Planning and Development Department should you have any questions or concerns.

Sincerely,

COUNTY OF STETTLER No. 6
Rich Fitzgerald
Development Officer/GIS Coordinator

Enclosure



COUNTY OF STETTLER NO. 6

Development Permit No. DP 25001

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Buffalo Lake Meadows Owners Association
Address: 18 College Park Dr. Red Deer. AB T4P 0M7
Owner: County of Stettler

In respect of development involving: Construction of a pavilion deemed to be "Community Facility"

Legal description of land to be developed: Lot 38MR Block 1 Plan 062 0721

Roll Number: 672239

Rural Address: N/A

Zoning District: Public Services (PS)

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25001 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plans

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of a picnic shelter on the property described as Lot 38MR Block 1 Plan 062 0721.

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. Vegetation removal shall be kept to a minimum and restricted only to the area described for the pavilion on the attached site plan.
4. The association shall apply for a rural address to be assigned to the park area within one year of the issuance of this permit. (January 24, 2026)

Date of Decision: January 24, 2025

Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

Site Plans

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.

BUFFALO LAKE MEADOWS COMMUNITY PAVILION

Development Permit application **SITE PLAN** – January 5, 2025

As per the motion at the September 11, 2024 Council Meeting, the *COMMUNITY PAVILION / SPORTS COMPLEX PROPOSAL* project will be divided into two Development permit applications. This is the first application for the Community Pavilion portion of the project.



Scale

104' = 6.39cm = 16.25ft/cm

Rendering of Pavilion Structure

