



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25013

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Clayton and Candace Swanson

Owner: Clayton and Candace Swanson

In respect of development involving: Construction of an "Ancillary Building" in the front yard with a variance to the height (34%) and front yard setback (20%) and "Recreational Vehicle for use as a dwelling unit" which are both discretionary uses in the Resort Residential-Communally Serviced District.

Legal description of land to be developed: Lot 17 Block 2 Plan 062 0307

Roll Number: 581527

Rural Address: 14 Marina Place

Zoning District: Resort Residential – Communally Serviced

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25013 and the following documents submitted with the application:

1. Site Plan
2. Building Plans

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the ancillary building and RV use as a dwelling unit located at the property as described above.

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

1. Front Yard Setback of 20' from 25' (20%)
2. Height of Ancillary building of 17' from 12.67' (34%)

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. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
3. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing 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 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 within 30 days post construction in order to remain compliant with the nature of the use described in 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.
6. The applicant shall ensure that the finished grade of the property complies with the approved grading plan for the Buffalo View Estates subdivision. The applicant may choose to comply with this condition now or at the time of obtaining a development permit for a permanent structure (i.e. Detached Dwelling or Ancillary Building). Even though the construction of a fence may not require a development permit, it is strongly recommended the applicant grade the lot prior to construction, to avoid drainage issues with adjacent properties.

7. The removal of live trees and/or shrubs on any parcel of land without a development permit is prohibited.
8. The development permit is valid for a period of two (2) years – **Expiration date: April 16, 2027**. The development permit may continue to be re-applied for and re-issued upon the expiry of the two year period indefinitely, each time for not longer than a two year period.
9. The applicant shall make the necessary arrangements for connection to the County's Water and Sewer services. Please contact the County's Utilities Department at 403.742.4441 for further information.
10. The use of a Recreational Vehicle as a dwelling unit shall comply with the regulations in Section 76 of the County of Stettler Land Use Bylaw.

Date of Decision: April 16, 2025



Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

1. Site Plan
2. Building 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.

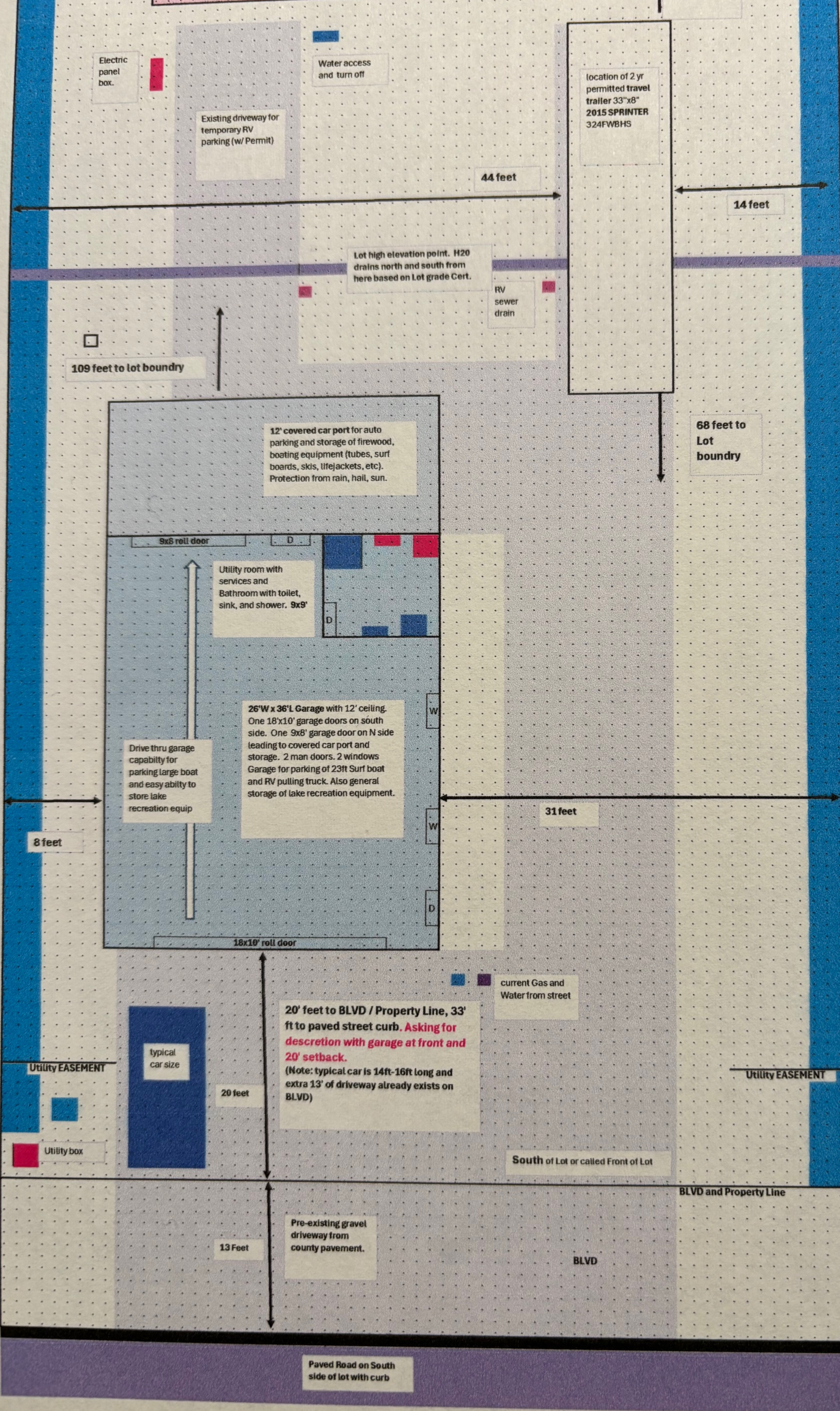
Notes for Information and Follow-up by Applicant:

- 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 the applicant intends to use groundwater for commercial purposes, please note that the Water Act requires a license approval from Alberta Environment and Parks.

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.



Electric panel box.

Existing driveway for temporary RV parking (w/ Permit)

Water access and turn off

location of 2 yr permitted travel trailer 33"x8" 2015 SPRINTER 324FWBHS

44 feet

14 feet

Lot high elevation point. H20 drains north and south from here based on Lot grade Cert.

RV sewer drain

109 feet to lot boundary

12' covered car port for auto parking and storage of firewood, boating equipment (tubes, surf boards, skis, lifejackets, etc). Protection from rain, hail, sun.

68 feet to Lot boundary

9x8 roll door

Utility room with services and Bathroom with toilet, sink, and shower. 9x9'

26'W x 36'L Garage with 12' ceiling. One 18'x10' garage doors on south side. One 9x8' garage door on N side leading to covered car port and storage. 2 man doors. 2 windows Garage for parking of 23ft Surf boat and RV pulling truck. Also general storage of lake recreation equipment.

Drive thru garage capability for parking large boat and easy ability to store lake recreation equip

31 feet

8 feet

18x10' roll door

current Gas and Water from street

20' feet to BLVD / Property Line, 33' ft to paved street curb. Asking for discretion with garage at front and 20' setback. (Note: typical car is 14ft-16ft long and extra 13' of driveway already exists on BLVD)

Utility EASEMENT

typical car size

Utility EASEMENT

20 feet

Utility box

South of Lot or called Front of Lot

BLVD and Property Line

13 Feet

Pre-existing gravel driveway from county pavement.

BLVD

Paved Road on South side of lot with curb