



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25028

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Lanny and Janet Wells

Owner: Lanny and Janet Wells

In respect of development involving: Demolishing existing barn and constructing an Ancillary Building for use as a Dog Kennel with a setback variance from 1000' to 950' (5%) which is a permitted use in the Agricultural District.

Legal description of land to be developed: Lot 1 Block 1 Plan 052 2868

Roll Number: 632401

Rural Address: 21366 TWP Rd 374

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 25028 and the following documents submitted with the application:

1. Site Plan
2. Example of fence

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the demolition of the existing barn and construction of the ancillary building for use as a dog kennel located at the property as described above.

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

1. Setback from neighbor's dwelling from 1000ft to 950ft (5%)

This approval is subject to compliance with the following conditions:

1. The proposed demolition and 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. Demolition and complete project specific reclamation shall be complete within **two years** of the date of issue of the development permit.
7. 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.
8. All debris from demolished structures shall be disposed at a licensed landfill site only.

9. All buildings, cages and/or outdoor exercise areas shall be to the satisfaction of the Development Authority and shall comply with the following regulations:
 - (a) No building or outdoor exercise area shall be located within 289.56 m (950' ft) of any dwelling located on an adjacent parcel;
 - (b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
 - (c) All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwellings on an adjacent parcel;
 - (d) All facilities shall be cleaned on a daily basis;
 - (e) Exercise areas for animals shall be fenced to the satisfaction of the Development Authority; and
 - (f) No animals shall be allowed outdoors between the hours of 10:00 pm and 7:00 am.
10. A kennel shall not unduly interfere with the use and enjoyment of adjacent properties.
11. The maximum number of dogs in the kennel shall be limited to 14.

Date of Decision: May 1, 2025



Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

1. Site Plan
2. Example of fence

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.

Foxall Lakes

SW-28-37-21-W4

Foxall Lakes



2136

TWP RD 374

950ft

21369

NW-21-37-21-W4

Foxall Lakes

TWP RD 714

