



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25039

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Verle and Shauna Klassen

Address:

Owner: Verle and Shauna Klassen

In respect of development involving: Automotive Repair shop deemed to be "Home Business" which is a discretionary use in the Agricultural District.

Legal description of land to be developed: Lot 1 Plan 002 2470

Roll Number: 558301

Rural Address:

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 25039 and the following documents submitted with the application:

1. Site Plan

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the RV as a dwelling unit located at the property as described above.

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. The proposed development shall provide sufficient on-site parking to accommodate vehicle parking requirement of all traffic attracted to the property related to the home business.
3. This development permit is a time limited permit and the period of time for which the permit remains valid shall coincide with the period of time for which the development permit owner resides on the property.
4. Advertising signage shall not be larger than 4ftsq.
5. Hours of operation shall be limited to Monday to Saturday 7AM to 10PM, Sundays and Statutory Holidays 10AM to 6PM.
6. The Home Business shall be confined to the ancillary building identified on the site plan.
7. Applicant shall follow conditions set out in the Transportation and Economic Corridors Permit #2025-0050931

Date of Decision: June 18, 2021.

A handwritten signature in black ink, appearing to read "Rich Fitzgerald".

Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

1. Site Plan
2. Transportation and Economic Corridors Permit #2025 0050931

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.

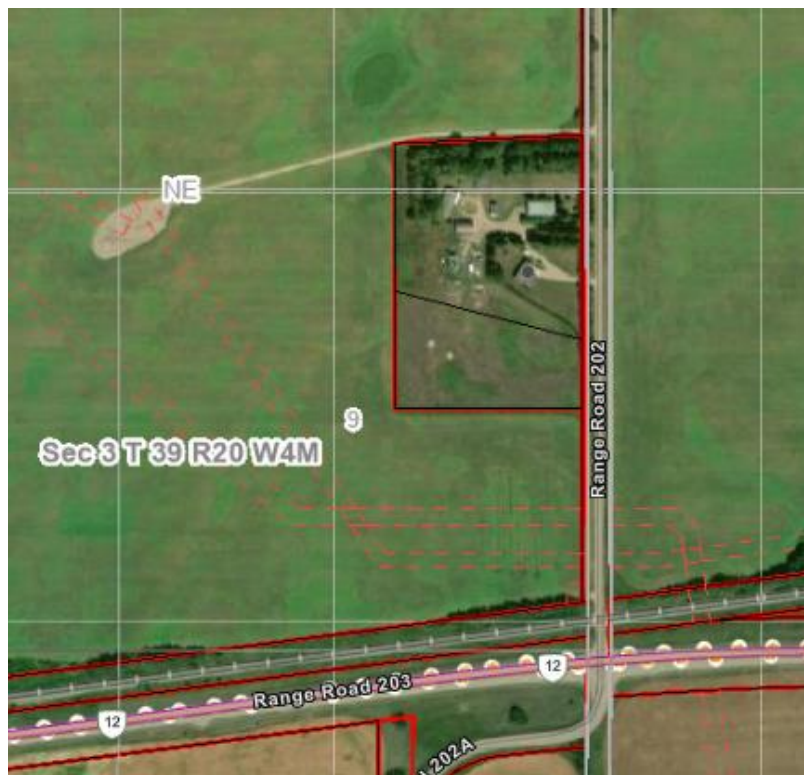
Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply with the regulatory approval requirements of Alberta Environment and Parks and/or with the Private Sewage Disposal Systems Regulation (Alberta Regulations 229/1997) and the Alberta Private 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.

Transportation and Economic Corridors Permit

Request for Development Permit - On Private Property in Proximity of a Provincial Highway - **Approved**

Permit Number:	2025-0050931	Highway(s):	12
Issued to (Permittee):	Shauna Klassen Boss Automotive & Exhaust Ltd. <input type="text"/> bossautoandexhaust@gmail.com		
Legal Land Location:	QS-NE SEC-03 TWP-039 RGE-20 MER-4	Municipality:	County of Stettler No. 6
Approved By:	Cheryl Marcyniuk	Issuing Office:	Central Region / Hanna
Issued Date:	2025-05-22		
Description of Development:	Proposed mechanic shop for small passenger vehicles within existing building		



Transportation and Economic Corridors Permit No. **2025-0050931** is issued to the above-named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

This permit is subject to the following terms and conditions, which should be carefully reviewed:

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes.
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation), and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Cheryl Marcynuik, Development & Planning Technologist**, on 2025-05-22 on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*

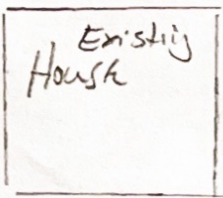
Existing modular



Parking

Proposed Business

Existing GARAGE



Existing Driveway
110 METERS

Existing QUARTER

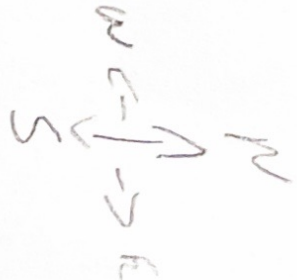
Property Boundary

Rail Road Tracks

Highway 12

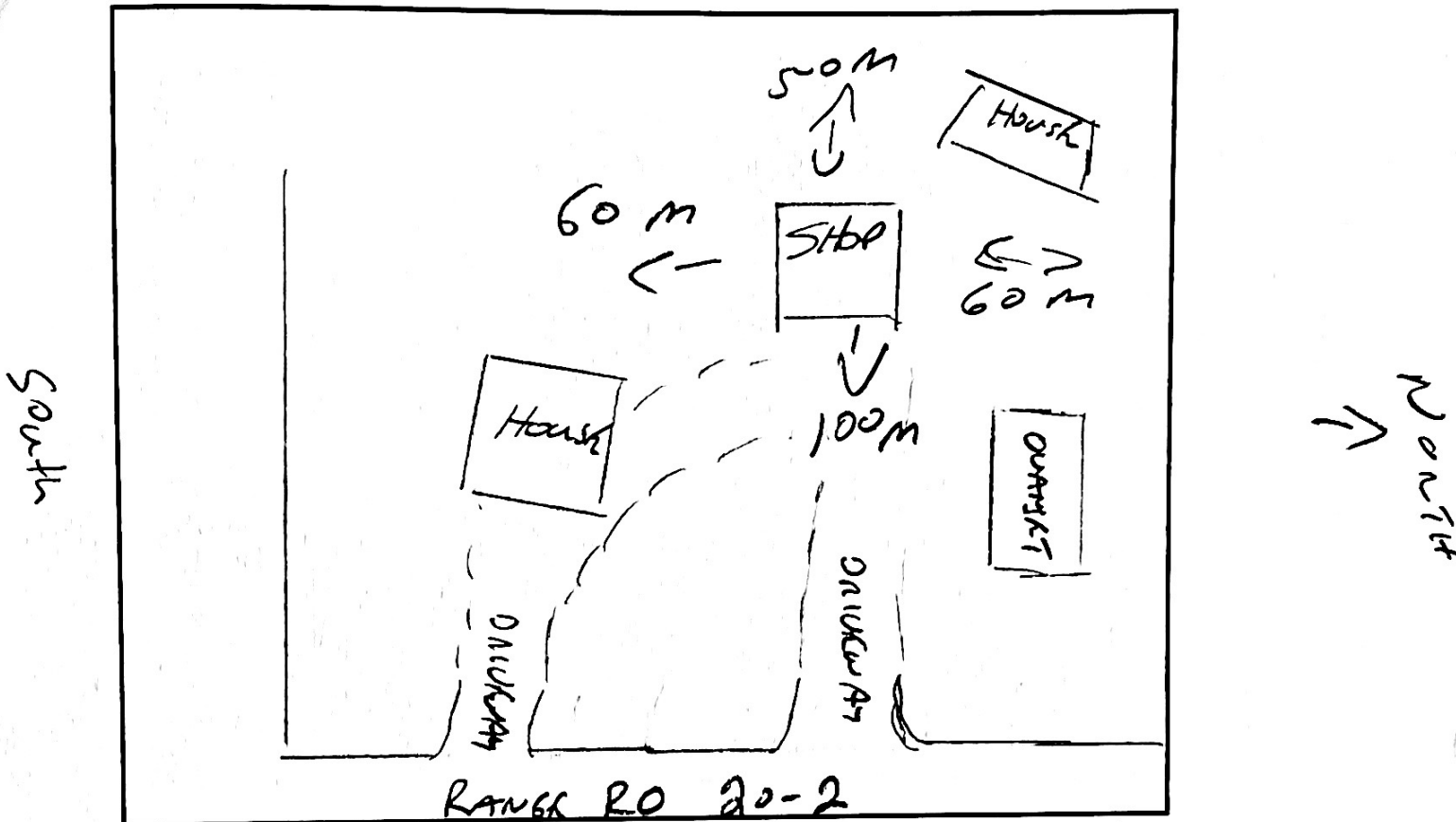
RANGE RO 20-2

350 METERS



Site Plan

Please use the below square to create a site plan to accompany your application. Alternatively, you may attach a separate document that outlines your proposed development.



1. The square is intended to represent the full parcel where the improvement is proposed.
2. Indicate all existing buildings on the property.
3. Identify the location(s) of any roads and/or road allowances.
4. Identify the location(s) of the existing/proposed accesses to the proposed parcel.
5. Include water wells, septic systems, utility lines, watercourses, steep slopes or any other feature relevant to the proposed development

Note: The personal information requested in these forms is protected under the Freedom of Information and Protection of Privacy Act (FOIPP). Collection of the personal information on this form is authorized under the Municipal Government Act and is requested for the purpose of the County's Development Permit process. The information will be used by County staff and representatives for contact information and is not disclosed to other parties. If you have any questions regarding FOIPP, please phone (403) 742-4441 and ask for the FOIPP coordinator.



shop and parking lot

RGE RD 202

NE 3-35-20-W4

NW 2-39-20-W4