



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25044

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Fern Yee & Edric Walker

Owner: Fern Yee & Edric Walker

In respect of development involving: Use of a "Recreational Vehicle for use as a dwelling unit" which is a discretionary use in the Resort Residential - Communally Serviced District.

Legal description of land to be developed: Lot 14 Block 2 Plan 062 0307

Roll Number: 581524

Rural Address: 20 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 25044 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. This development permit shall be a time limited permit and is valid for two (2) years (**expiration date: June 3, 2027**).
3. 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.
4. 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 No. 1443-10.
5. The removal of live trees and/or shrubs on any parcel of land without a development permit is prohibited. The Development Authority may prohibit the removal of live trees and/or shrubs adjacent to an environmentally significant area.

Date of Decision: June 3, 2025

Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

1. Site Plan

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.

