



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25005

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Classic Furnishings

Owner: Don-Syl Holdings Inc.

In respect of development involving: The manufacturing of furniture and displaying sheds for sale deemed to be "Manufacturing, Processing or Assembly Facility" which are a discretionary use in the Highway Mixed Use District.

Legal description of land to be developed: Lot R Plan 3966MC

Roll Number: 789400

Rural Address: 3908 44 Ave

Zoning District: Highway Mixed Use

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25005 and the following documents submitted with the application:

1. Site Plan
2. Alberta Transportation Roadside Development Permit #2025-0050116

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the manufacturing of furniture and display of sheds for sale located at Lot R Plan 3966MC.

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. Hours of operation shall be limited to Monday to Saturday 7AM to 10PM, Sundays and Statutory Holidays 10AM to 6PM.
3. The manufacturing of furniture shall be confined to the building identified on the site plan.
4. The sheds on display shall comply with the minimum setback requirements.
5. Advertising signage shall not exceed 12ft².
6. This development permit is a time limited permit and expires on July 16, 2030.
7. The manufacturing, processing or assembly facility shall be confined to the Quonset and the front of the property identified on the site plan to store sheds.
8. The applicant shall follow conditions set out in the Alberta Transportation Roadside Development Permit #2025-0050116.

Date of Decision: July 16, 2025

Craig Teal, RPP MCIP
Director of Planning & Development

Attachments:

1. Site Plan
2. Alberta Transportation Roadside Development Permit #2025-0050116

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.



Stettler County

Date Created: 2/4/2025

CMH
Feb 4, 2025
Manufacturing Plastic Furniture
2. displaying Sheds for viewing or sale

Transportation and Economic Corridors Permit
Request for Development Permit - On Private Property
in Proximity of a Provincial Highway - Approved

Permit Number:	2025-0050116	Highway(s):	12:14.
Issued to (Permittee):	Classic Furnishings Ltd 3908 44 Ave Stettler AB conrad@alwaysamish.com		
Legal Land Location:	QS-SW SEC-04 TWP-039 RGE-19 MER-4	Municipality:	County of Stettler No. 6
Approved By:	Nichole Kwan	Issuing Office:	Central Region / Hanna
Issued Date:	2025.06.24		
Description of Development:	<p>-Applying for a change of use for an existing Quonset building in the County of Stettler No. 6 to allow for assembling outdoor plastic gliders for wholesale purposes. No changes to the building being done or requested to be done. Also, permission to set sheds built by us along this same lane for advertising these sheds, as per layout drawing in attached application, making sure to stay back the required setback of 70 Meters from the center of AB-Hwy 12 which is the closest AB Highway. - No changes to the building.</p> <p>-(SW-04-39-19-W4M)</p> <p>- Total traffic count daily average: 4.</p> <p>- would use the side service road for about 50% of site traffic, and then the Hwy 12 intersection for the other 50% site traffic.</p>		



Transportation and Economic Corridors Permit No. **2025-0050116** 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 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
7. This approval does not excuse violation of any other legislation, regulation, bylaw or act, which may affect the proposed operation. The permit holder is responsible for obtaining any other permits or approvals from other agencies and jurisdictions as may be required.
8. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
9. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
10. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.
11. This permit approves only the development contained herein, and a further application is required for any changes or additions.
12. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.

13. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.

14. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

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 **Nichole Kwan, Assistant Development & Planning Technologist**, on 2025.06.24 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*



41 St

41 St

41 St

44 Ave

44 Ave

44 Ave

44 Ave

Highway 12

Highway 12

Highway 12

