



COUNTY OF STETTLER NO. 6 Development Permit No. DP 25064

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Isaac and Susana Peters

Owner: Isaac and Susana Peters

In respect of development involving: Construction of a "Detached Dwelling" and attached "Ancillary Building" which is a permitted use in the Agricultural District.

Legal description of land to be developed: Lot 1 Block 1 Plan 052 6636

Roll Number: 565901

Rural Address: 39301 Hwy 835

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 25064 and the following documents submitted with the application:

1. Site Plan
2. Transportation and Economic Corridors Permit (#2025-0055126)

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the detached dwelling and construction of the attached ancillary building 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 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 follow the conditions set out in the Transportation and Economic Corridors Permit (#2025-0050475).

Date of Decision: August 20, 2025



Rich Fitzgerald
Development Officer/GIS Coordinator

Attachments:

1. Site Plan - Applicant Submitted
2. Transportation and Economic Corridors Permit (#2025-0055126)

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

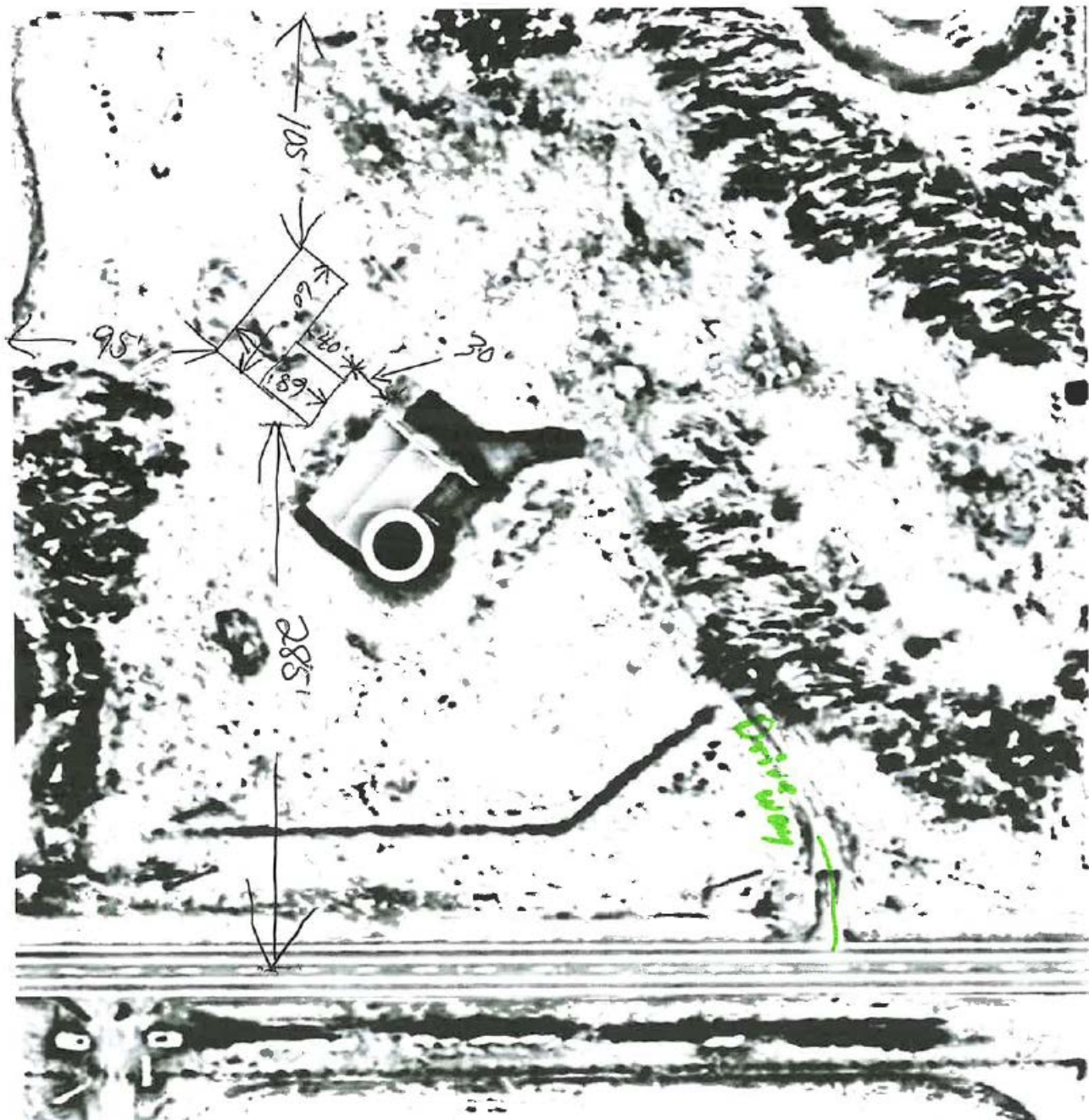
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

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;

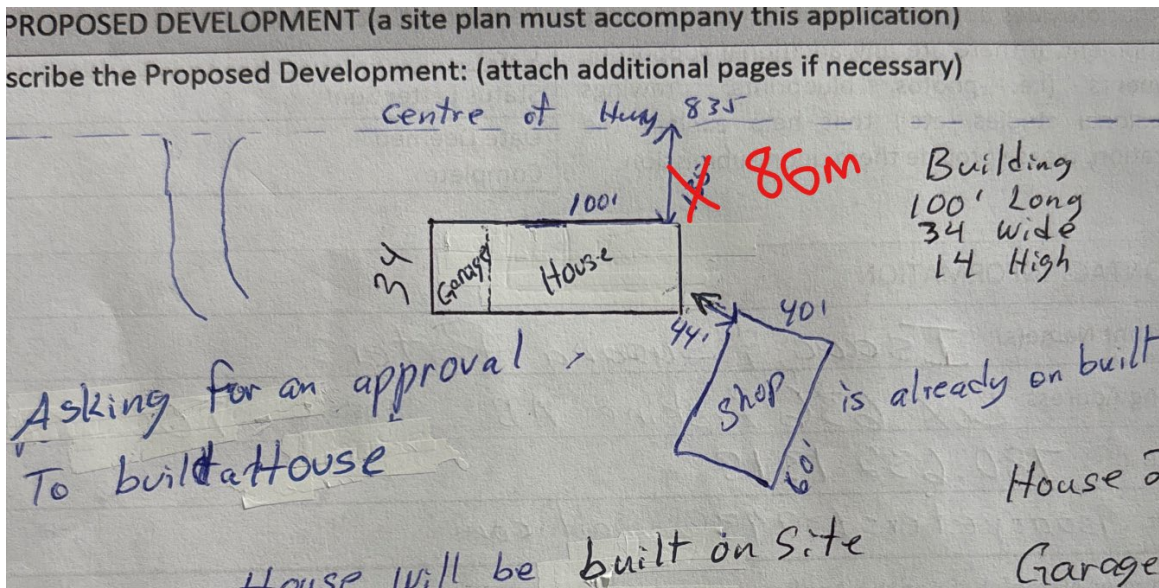
- (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
- (iii) ensuring that the development approved under 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:	2025-0055126	Highway(s):	835:04.
Issued to (Permittee):	Isaac peters Erskine Alberta T0C 1G0 isaacpeters63243@gmail.com		
Legal Land Location:	QS-SW SEC-19 TWP-039 RGE-20 MER-4	Municipality:	County of Stettler No. 6
Approved By:	Nichole Kwan	Issuing Office:	Central Region / Hanna
Issued Date:	2025.08.14		
Description of Development:	<ul style="list-style-type: none"> -Proposed residence (100'-0" L x 34'-0" W x 14'-0"H) - within Provincial Highway 835:04 Development Control Zone. -Edge of proposed development to edge of current existing ROW = 86m. 		



Transportation and Economic Corridors Permit No. **2025-0055126** 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. 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.
- 9. The proposed development is to be set back 86m 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.**
10. This permit approves only the development contained herein, and a further application is required for any changes or additions.
11. Transportation and Economic Corridors is under no obligation to reissue a permit if the development is not commenced before expiry of this permit.
12. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
13. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.

14. 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.

15. 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 2025.08.14 on behalf of the Minister of Transportation and Economic Corridors