



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 25097

**THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Bar W Resort c/o Keith Wilson  
Address:  
Owner: Bar W Resort

**In respect of development involving: Recreation Facility – Outdoor (Mini Golf)**

Legal description of land to be developed: NE 20-40-20-4

Roll Number: 581400

Rural Address: 241 Bayview Street

Zoning District: Recreational Facility

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 25097 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plan A – October 31, 2025 and Site Plan B – October 31, 2025 (the “Site Plans”)

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreation Facility – Outdoor use and development on the NE 20-40-20-4.

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

1. A variance to allow gravel parking stalls.

This approval is subject to compliance with the following conditions:

1. Unless otherwise specifically identified as a condition of this approval, the development of the property for this permit shall be limited to the portion of the property that is shown on the Site Plans and shall generally conform to the area and size indicated.
2. A washroom building or portable toilets may be added in the area north of the proposed shack location shown on the Site Plans to the satisfaction of the Development Officer.
3. A wood perimeter fence or a chain link perimeter fence with privacy slats must be constructed around the mini-golf course to the satisfaction of the Development Officer.
4. The layout of the mini golf course shown on the site plan may be modified from time to time provided the number of holes does not exceed 18 and the overall size of the course does not increase.
5. The south boundary of the mini golf course shall be at least 38.1m from the center of Bayview Street.

6. The mini golf course shall only operate between April 30 and October 16 of any calendar year.

**Date of Decision: November 12, 2025**



Craig Teal, RPP MCIP  
Development Officer

**Attachments:**

Site Plan A – October 31, 2025 and Site Plan B – October 31, 2025

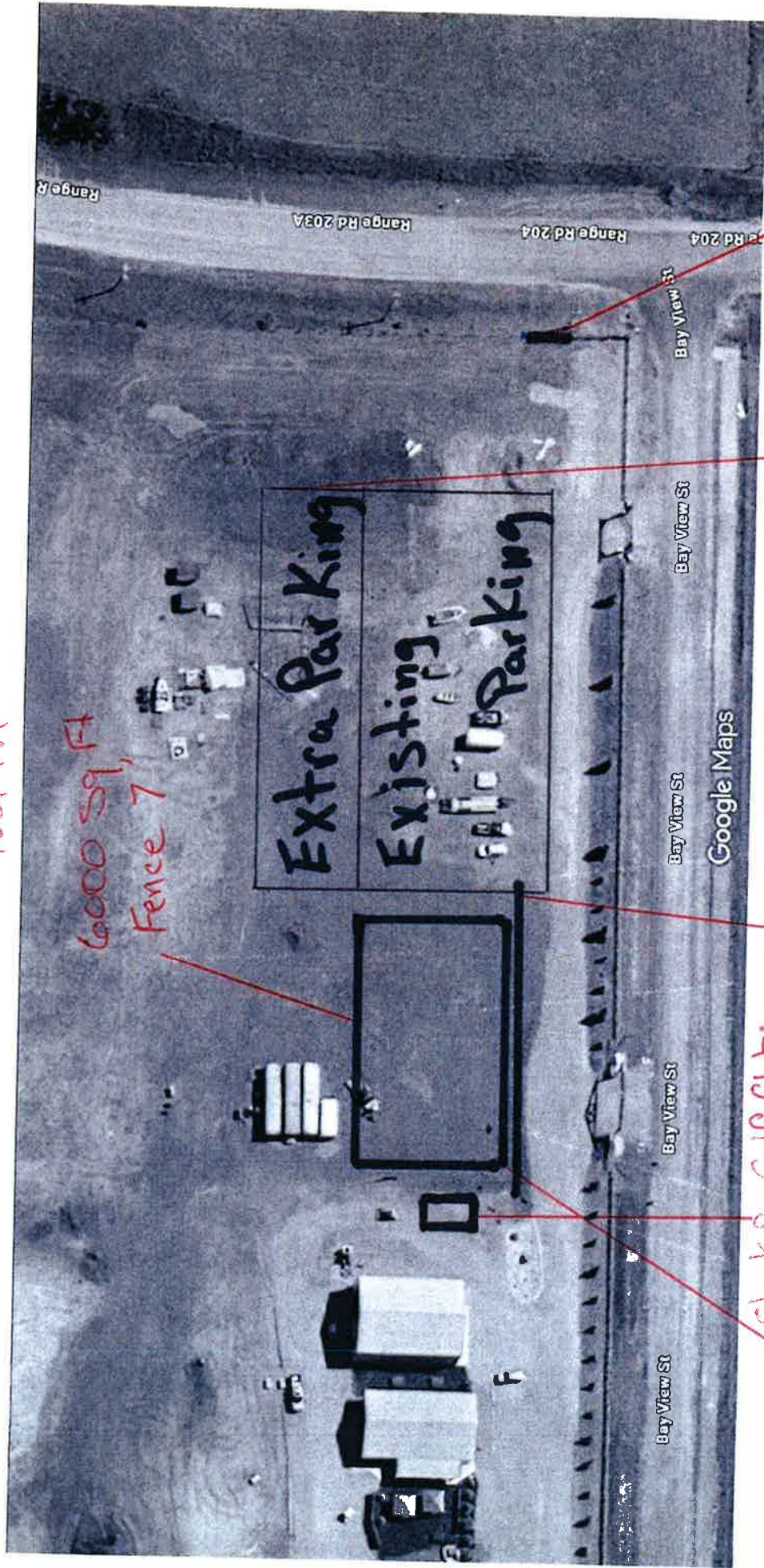
**APPEAL PROVISIONS**

The Applicant for this development permit may appeal this decision by giving notice in writing to the Land and Property Rights Tribunal, 2nd Floor, 1229 – 91 Street SW, Edmonton, AB, T6X 1E9 not later than 21 days from the date that this decision was provided to the Applicant.

## Notes for Information and Follow-up by Applicant:

- a. 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. Further, the issuance of this development permit specifically does not absolve the applicant or the landowner from their responsibility to comply with the *Environmental Protection and Enhancement Act*, the *Water Act* or the *Public Lands Act*, for example, relative to impacting a wetland on the subject property, but not excluding other provisions. It is the applicant or landowner's responsibility to undertake a wetland assessment of the subject property by a Qualified Wetland Science Practitioner to determine if any of the activities permitted under this development permit may impact a wetland.
- b. Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional building must be inspected from time to time and on an ongoing basis for code compliance. Therefore, it is in the best interest of the landowner/applicant to consult with the Stettler Regional Fire Chief at the time of making an application for a building permit under the Alberta Safety Codes Act, and definitely prior to construction start, so that fire code compliance can be addressed at that time, in order to avoid costly building modifications later on.
- c. 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.
- d. 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 and 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.



6000 SQ. FT  
Fence 7'

Extra Parking  
Existing Parking

Shack for Golf Clubs

Trail to  
Shack/parking

Extra Parking  
15-20  
Cars

Entrance  
and  
exit  
to Mini Golf

Sign  
west side of  
20-4

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Google Maps

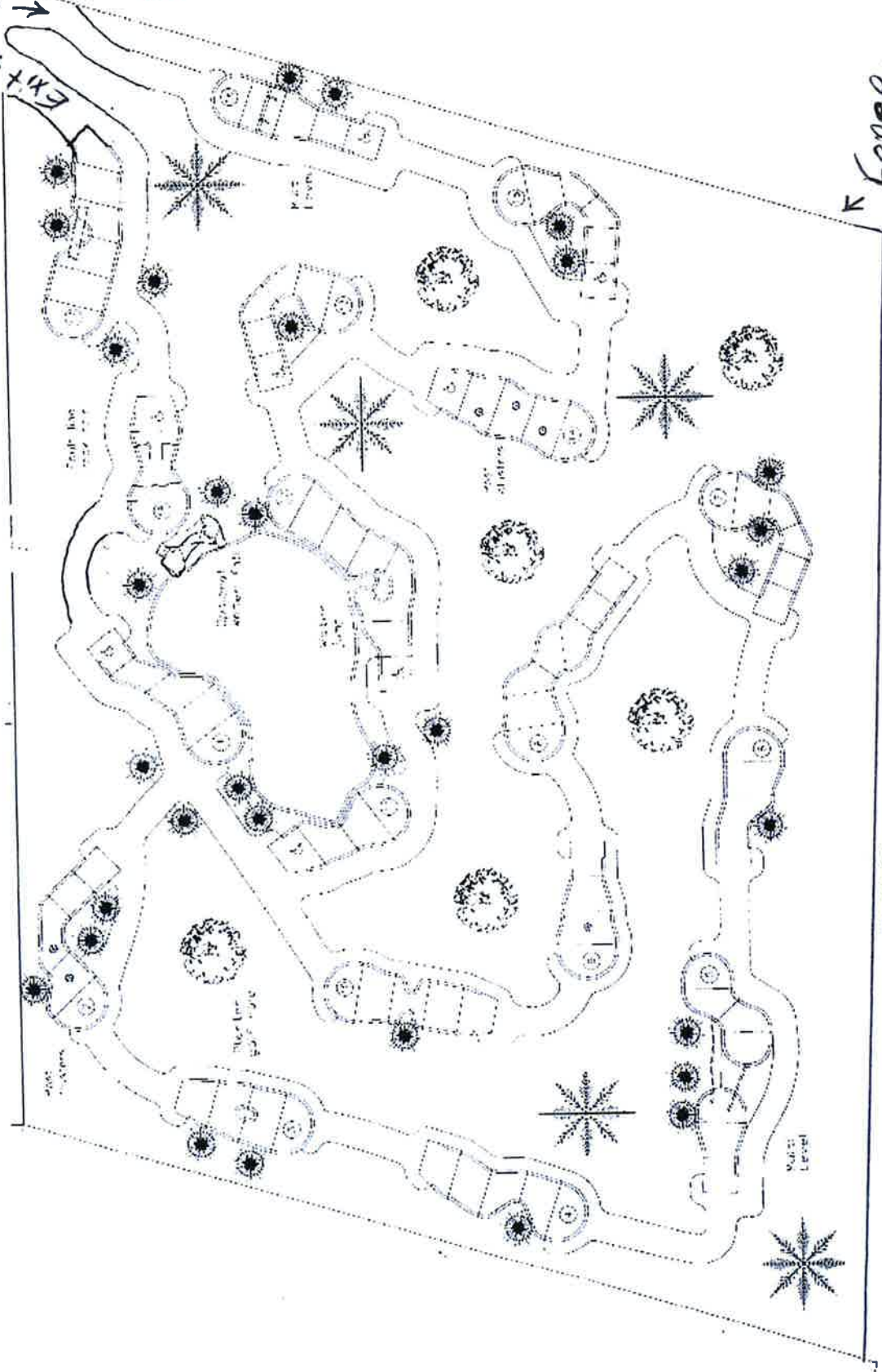
SITE PLAN B - OCTOBER 31, 2025

← Parking Lot  
↓ Path ↓

Entrance



Shack



← Fence  
7' High

North

0 4 8 12 15 20

