



COUNTY OF STETTLER NO. 6

Development Permit No. DP 25093

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Alexandra Diaz and Sabab Bhanot
Address:
Owner: Jerry Lee and Lila Roth-Lee

In respect of development involving: Recreational Vehicle Park and Community Facility (Micro Resort)

Legal description of land to be developed: Lot 1, Block 1, Plan 232 1868 (in NE 8-41-19-4)

Roll Number: 466202

Rural Address: none assigned

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 25093 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plan dated October 17, 2025 (the "Site Plan")
3. Photos of Building Appearance (attached)

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreational Vehicle Park and Community Facility use and development on Lot 1, Block 1, Plan 232 1868.

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

None.

This approval is subject to compliance with the following conditions:

1. Development of the site and the proposed buildings shall generally conform to the approved site plan and attached photos of building appearance. The Development Officer may accept modifications of the site plan to accommodate the results of a grading plan, a storm water management plan and similar issues arising during construction.
2. Prior to construction of any buildings on the site, a grading plan and storm water management plan prepared by a qualified professional engineer shall be prepared and submitted to the Development Officer for their review and approval. The approved grading plan and storm water management plan shall be implemented.
3. The washroom building shown on the site plan may be moved to a location that is satisfactory to the Development Officer.
4. Construction of the development must commence within one year of the date of decision of this permit. The deadline for completing all approved development shall be extended to three years after the date of decision for this permit to allow for phased development over two full construction seasons.

5. Prior to occupancy or use of any of the approved buildings, copies of all applicable and approved Safety Codes permits and/or Provincial approvals for all buildings, the collective water system and collective wastewater system shall be provided to the Development Officer.
6. The access at the northwest part of the site shall be upgraded to a standard acceptable to the County.
7. A second access to Township Road 41-2, may be added provided the access is constructed to a standard acceptable to the County and restricted by way of a lockable gate to use by service vehicles such as solid waste collection and wastewater collection and emergency response.
8. A road use agreement, that is satisfactory to the County, shall be in place at all times once construction of any part of the development has been completed and has commenced operation. This agreement shall address dust control along Township Road 41-2 as well as any other road maintenance implications that the County deems appropriate for the agreement.
9. This approval shall expire five years from the date of decision on January 26, 2026.

Date of Decision: January 26, 2026



Craig Teal, RPP MCIP
Director of Planning & Development

Attachments:

Site Plan dated October 17, 2025
Photos of Building Appearance

Appeal Provisions

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:

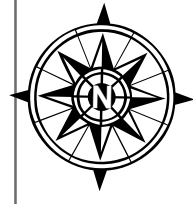
- a. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other 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 County 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.

Proposed Venue



Parking lot: 26,136 ft² (~0.6 acre)
Typical useable allowance per space (including aisles & landscaping) ≈ 300-350 ft²/space.
Estimated capacity: ~70-85 cars depending on layout (compact v. generous aisles).
Example layout: rectangular lot ~120 ft x 218 ft = 26,160 ft² (fits the 0.6 ac target).








TR412

20' laneway for 2 way traffic

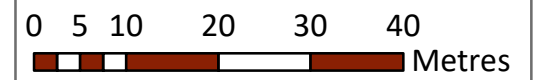
20' setback between cabins

30' Buffer from wetland

Legend

-  driveway
-  Wetland Buffer
- structures**
- type**
-  cabin
-  Parking Lot
-  venue
-  washroom
-  ROW

1:819



Provided by the County of Stettler No.6
Dimensions and areas are approximate and based on information submitted by the applicant. Dimensions need to be verified in the field by an ALS.
Date: 2025-10-17
Cartographer: Rich Fitzgerald



