



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26001

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: William Storey

Owner: William Storey

In respect of development involving: Placement of a 2008 SRI "Manufactured Home" and 12' X 16' deck which is a discretionary use in the Hamlet Residential District.

Legal description of land to be developed: Lot 12 Block 2 Plan 162 3372

Roll Number: 753920

Rural Address: 12 Prospect Ave

Zoning District: Hamlet Residential

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26001 and the following documents submitted with the application:

1. Site Plan
2. Pictures of Manufactured Home

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the placement of manufactured home 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. 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.
3. 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.
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. Skirting of a Manufactured Home, including finishing, to the satisfaction of the Development Authority, must be completed within thirty (30) days of the date a manufactured home is placed on the site
6. An approach must be constructed to meet current County Standards.
7. The applicant shall comply with the County's Rural Addressing Bylaw relative to making arrangements for civic addressing.
8. The applicant shall develop the subject property in accordance with the building grading certificate, and sign and return the certificate confirming this.

Date of Decision: January 26, 2026



Carly Tateson
Development Officer

Attachments:

1. Site Plan
2. Picture of Manufactured Home
3. Building Grade Certificate

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

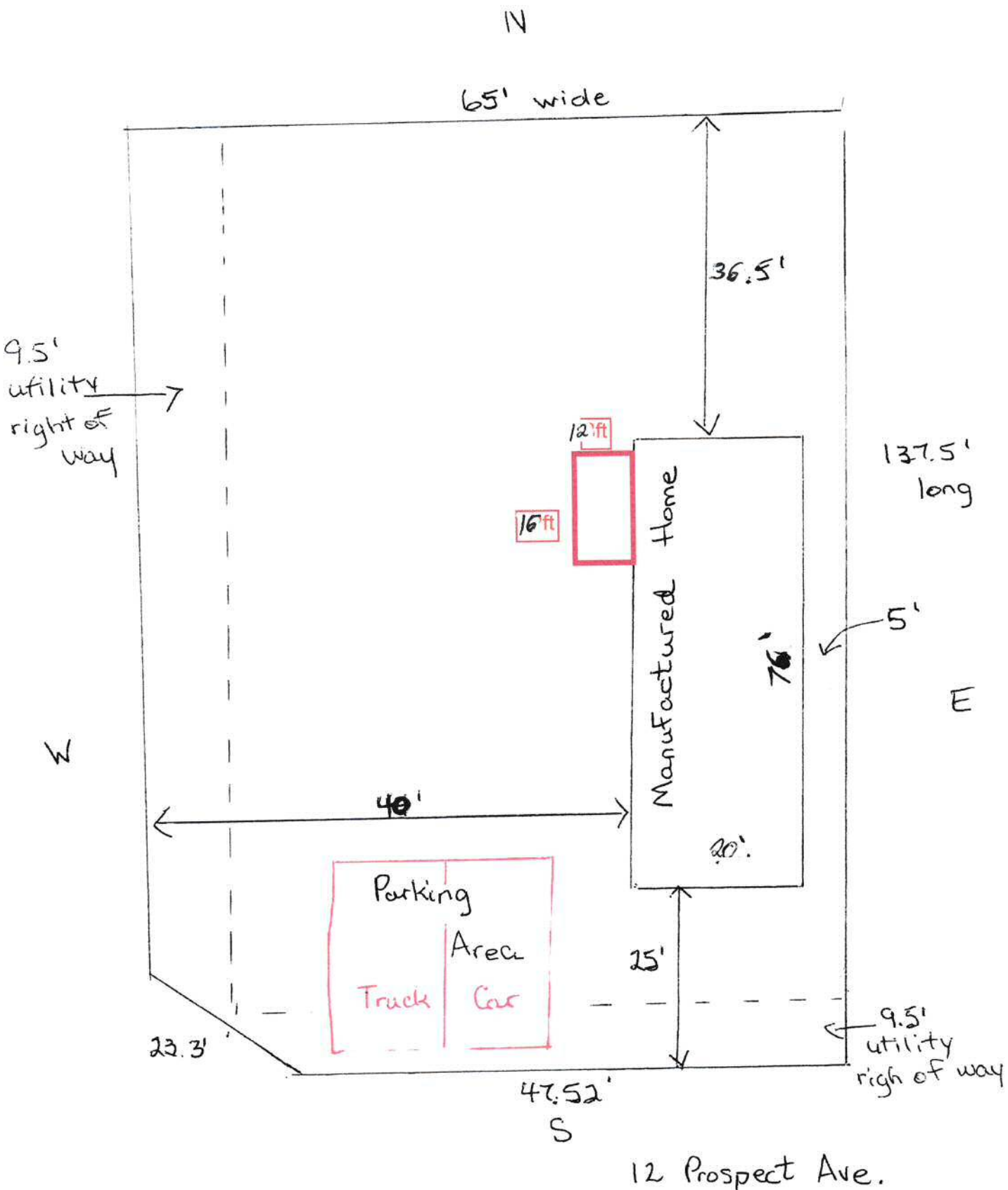
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

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.



N

65' wide

36.5'

9.5' utility right of way

137.5' long

12' ft
16' ft

Manufactured Home

76'

5'

E

40'

40'

Parking Area
Truck Car

25'

23.3'

9.5' utility right of way

47.52'

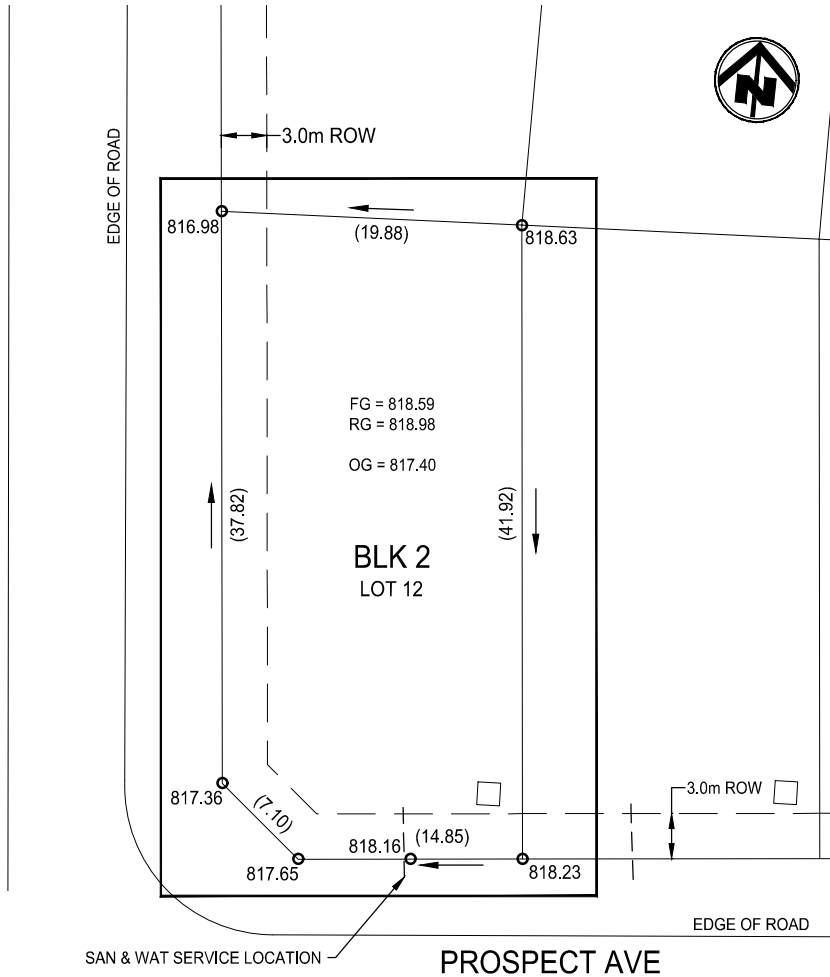
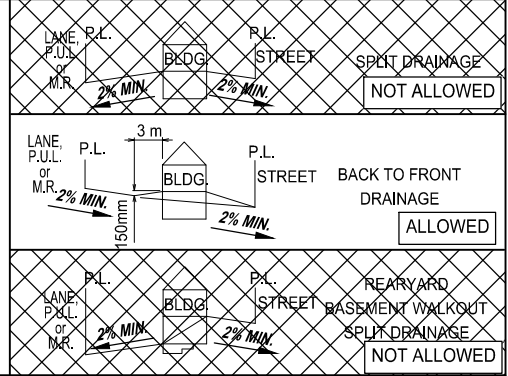
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12 Prospect Ave.



BUILDING GRADE CERTIFICATE

1. THE BUILDER MUST CONSTRUCT WITHIN 50mm OF THE DESIGN LOT LINE ELEVATIONS & ILLUSTRATED DRAINAGE PATTERNS UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT OFFICER
2. POSITIVE DRAINAGE IS TO BE MAINTAINED AND SHALL BE DIRECTED TO A PUBLIC RIGHT OF WAY. DRAINAGE SHALL NOT HAVE ANY ADVERSE AFFECT ON ADJACENT PROPERTY OWNERS.
3. ELEVATIONS AND DIMENSIONS ARE IN METERS.
4. INFORMATION IS REFERENCES FROM ENGINEERING DRAWINGS FROM MPE ENGINEERING LTD. DATED OCTOBER 2015.
5. ONLY THE DRAINAGE PATTERN OR PATTERNS MARKED 'ALLOWED' IN THE DRAWINGS TO THE RIGHT ARE ACCEPTABLE FOR THIS LOT. ANY DEVIATION REQUIRES A REVISED GRADING CONCEPT PREPARED BY A PROFESSIONAL ENGINEER.
6. INTERIOR LOT GRADES SHOWN REFER TO THE MINIMUM GRADE REQUIRED UNLESS OTHERWISE INDICATED.
7. SOILS INVESTIGATION CONFIRMING SOIL BEARING AT THE FOUNDATIONS, GROUND WATER TABLE, AND SULPHATE CONCENTRATION IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.



LEGEND

DESCRIPTION	EXISTING
SUBJECT PROPERTY	
BLOCK PROPERTY LINE /W PI	
LOT PROPERTY LINE /W PI	
RIGHT OF WAY	
DRIVEWAY LOCATION	
WATER/SANITARY SERVICE	
PROPERTY LINE DIMENSION	(32.00)
DRAINAGE DIRECTION	
LOT GRADE	#.#
SUGGESTED FRONT GRADE AT FRONT OF MAIN BUILDING	FG
SUGGESTED REAR GRADE AT BACK OF OF MAIN BUILDING	RG
ORIGINAL GRADE AT APPROXIMATE CENTRE OF LOT	OG

LOT GRADING DETAIL
SCALE: 1:500

TOP OF FOOTING: MAX. DEPTH BELOW AVERAGE BACK OF CURB = _____ LOWEST ELEVATION = <u>815.27</u>	CIVIC ADDRESS: _____ LOT: <u>12</u> BLOCK: <u>2</u> PLAN No.: _____ DEVELOPER: _____ SCALE: <u>1:500</u>
AS-BUILT SEWER INVERT ELEVATIONS: SANITARY AT PROPERTY LINE = <u>814.68</u> STORM AT PROPERTY LINE = <u>N/A</u>	

I CERTIFY THAT THE AS-CONSTRUCTED LOT LINE GRADES WILL BE WITHIN 50mm OF THE VALUES STATED ON THIS CERTIFICATE:

OWNER OR REPRESENTATIVE: _____ (PRINT NAME)	DATE: _____
SIGNATURE: _____	ACCEPTED BY: _____ DATE: _____

COUNTY OF STETTLER