



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26004

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Shawn and Amanda Wadstein

Owner: Shawn and Amanda Wadstein

In respect of development involving: Oilfield Service or Supply Business - Minor (ancillary building)

Legal description of land to be developed: Lot 2 Block 1 Plan 072 6248

Roll Number: 538601

Rural Address: 37568 Range Road 20-4

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 26004 and the following documents submitted with the application:

1. Site Plan
2. Construction Drawings

You are hereby granted **CONDITIONAL APPROVAL** to proceed with Oilfield Supply or Service Business - Minor (ancillary building) located on the property 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 activities approved under this development permit are required to be contained in an enclosed building and are limited in terms of the type of activity and the nature of its execution, in accordance with the definition of the proposed use in the Land Use Bylaw, i.e. **Oilfield Service or Supply Business - Minor** means a business that provides limited support services to pipeline, oil field and mining operations. The business is contained within an enclosed development, the outdoor storage of any materials, heavy vehicles, equipment and/or pipes is restricted to 20 % of the total parcel size, and such outdoor storage must be screened to the satisfaction of the development authority. This use does not include the use and/or storage of toxic, explosive or radioactive materials (e.g. a tank farm, a magazine or the reclamation of contaminated soil), except that it does include those toxic, explosive or radioactive materials that are contained within an instrument or tool and further provided that the storage and handling of such energetic materials must meet Natural Resources Canada Explosives Act and Regulation. Typical services in this use include, but are not limited to, well conditioning, well logging, x-ray and diagnostic, cathodic protection or wireline services.
3. The outside storage of any materials, goods, or equipment is restricted to that which is allowed in accordance with the land use definition stated in condition #2 above, and any additional outdoor storage shall be subject to the approval of the Municipal Planning Commission.
4. The business shall not create a nuisance beyond the property boundary by way of dust, noise, vibration, odors, or smoke.
5. 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.
6. 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.

Date of Decision: March 19, 2026



Carly Tateson
Development Officer

Attachments:

1. Site Plan
2. Construction Drawing

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.



Township Rd 380

North

Township Rd 380

Range Rd 204

205 feet

383 feet

Old building to be removed & replaced with new building

155 feet

Septic field

water well

216 feet

37568 RR 20-4

28 feet

Water & power trench

431 feet

Range Rd 204

50 feet

Access to yard



Ballistic C

Google Maps

DOOR SCHEDULE

TAG	DESCRIPTION	WALL FACE	WIDTH	HEIGHT	COMMENTS
DO-01	OVERHEAD DOOR	NORTH	16' - 0"	14' - 0"	CHAIN HOIST
DO-02	OVERHEAD DOOR	NORTH	16' - 0"	14' - 0"	CHAIN HOIST
DO-03	MAN DOOR	NORTH	3' - 0"	7' - 0"	
DO-04	MAN DOOR	EAST	3' - 0"	7' - 0"	

GRAND TOTAL: 4

VENTILATION CALCULATION		
	SQFT	SQM
BUILDING AREA	3,840	357
TOTAL VENTILATION AREA REQUIRED (1/300)	12.8	1.19

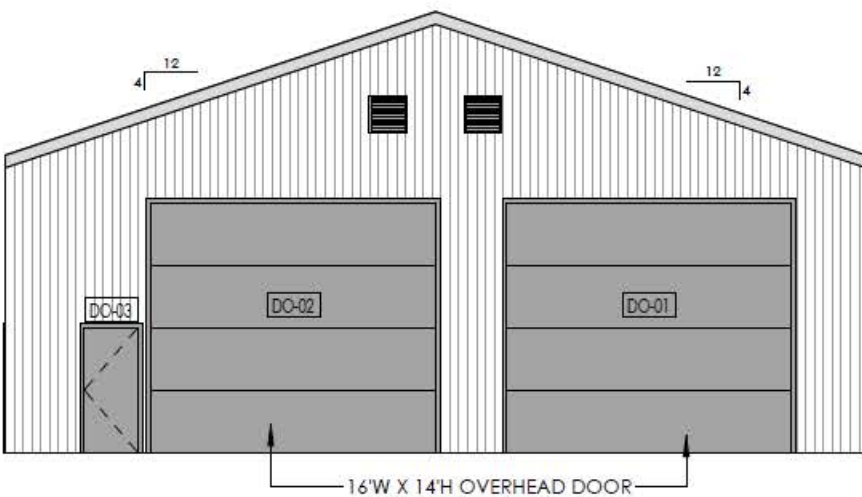
NBC - ALBERTA ED 2023 - 9.19.1.2

PROPRIETARY AND CONFIDENTIAL

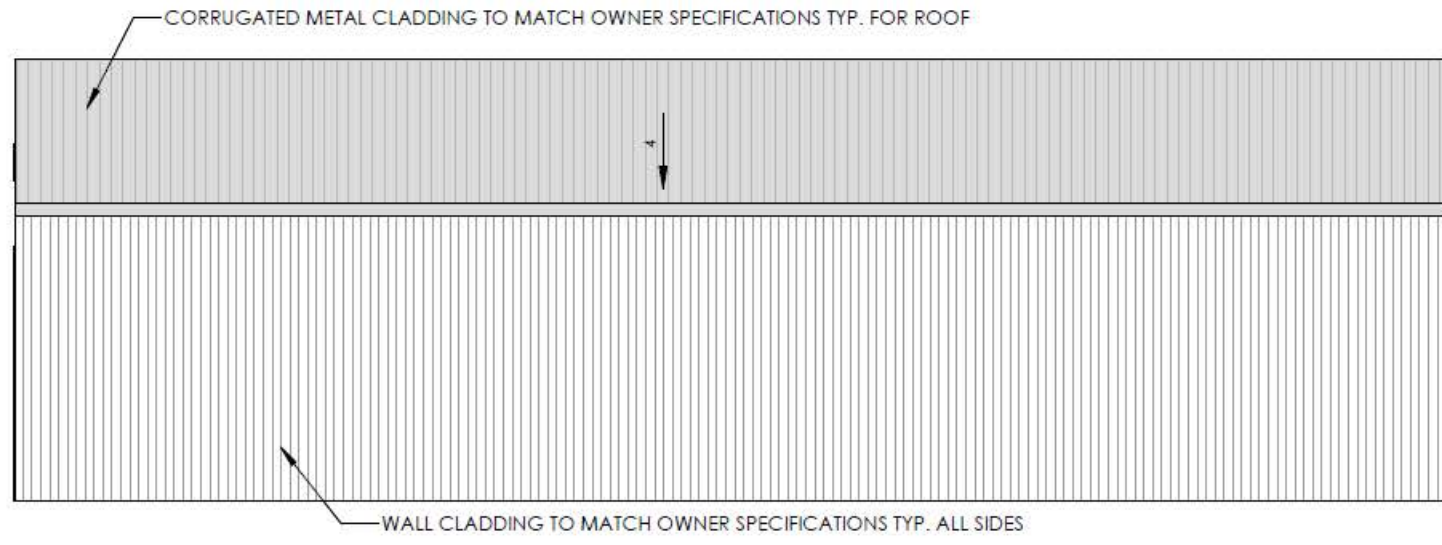
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TECHTREE ENGINEERING LTD. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF OWNER OR AUTHORIZED AGENT IS PROHIBITED.

CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE (ALBERTA EDITION) PART 9, RESIDENTIAL STANDARDS AND LOCAL BYLAWS AND CODES. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION SPECIFICATIONS AND METHODS OF CONSTRUCTION.

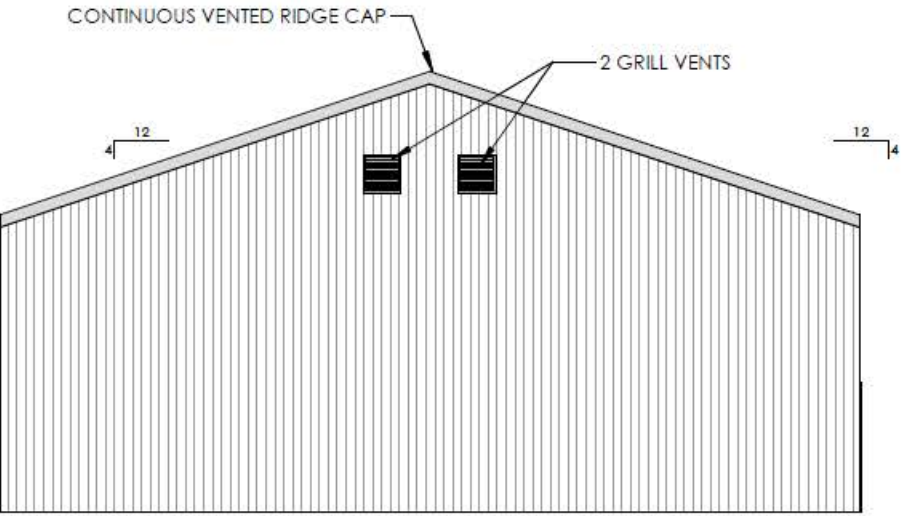
SHEET SIZE: 11X17
DO NOT SCALE DRAWINGS



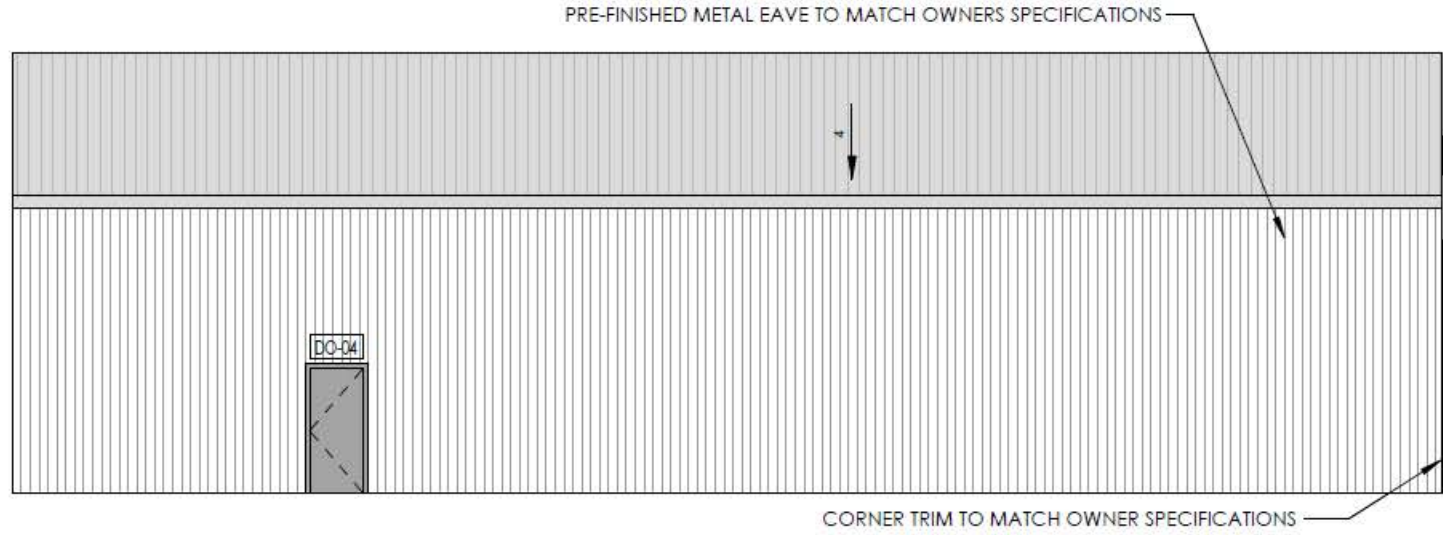
2 FRONT/NORTH ELEVATION
N.T.S



3 RIGHT/WEST ELEVATION
N.T.S



4 REAR/SOUTH ELEVATION
N.T.S



5 LEFT/EAST ELEVATION
N.T.S

ISSUED FOR CONSTRUCTION
IF IN DOUBT ... PLEASE ASK!

PERMIT TO PRACTICE
TECHTREE ENGINEERING LTD.

RM SIGNATURE: _____
RM APEGA ID #: 303427
DATE: 2026-02-03
PERMIT NUMBER: P013615
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)



CLIENT:
GOODDON INDUSTRIES LTD.
1-800-865-0470

OWNER:
26-162 - BALLISTIC CONTRACTING LTD
37568 RANGE ROAD 20-4
ERSKINE, ALBERTA

REV.	DESCRIPTION	BY:	DATE
1	ISSUED FOR CONSTRUCTION	JC	2026-02-03

TECHTREE ENGINEERING LTD.
LLOYDMINSTER, AB
780-214-2770

PROJECT NAME:
INSULATED - 48' x 80' x 16'

DRAWING TITLE:
ELEVATIONS & WINDOW AND DOOR SCHEDULES

PROJECT NO.	DRW BY:	CHE BY:	SCALE
GOO-344	JC	LC	N.T.S
DATE:	REV:	DRAWING NO.	
2026-02-03	1		S201