

County of Stettler No. 6 Subdivision and Development Appeal Board Hearing

*Held on Tuesday, September 18, 2018, at 10:00 a.m.
and Wednesday, September 19, 2018 at 10:00 a.m.
At the Stettler Community Hall, 5101 - 46 Avenue, Stettler, Alberta*

- 1. Call to Order**
- 2. Introductions**
- 3. Agenda Approval**
- 4. Standing for Appeal**
 - 4.1. Rochon Sands Heights Community Association
Buffalo Lake South Shore Community Association
Julie Ruttan & Graham Adamson
- 5. Background to Development Permit**
- 6. Opening Statements**
- 7. Appeal Topics**
 - 7.1. DP-18001 relationship to applicable Statutory Plans and Land Use Bylaw including:
 - 7.1.1. *Buffalo Lake Intermunicipal Development Plan*
 - 7.1.2. *Buffalo Lake South Shore Intermunicipal Development Plan*
 - 7.1.3. *County of Stettler Municipal Development Plan*
 - 7.1.4. *Paradise Shores Area Structure Plan*
 - 7.1.5. *County of Stettler Land Use Bylaw*
 - 7.1.6. *Development Permit Conditions*
 - 7.2. Traffic and Transportation Issues including:
 - 7.2.1. *Access to Property*
 - 7.2.2. *Road Safety*
 - 7.2.3. *Dust Control*
 - 7.3. Environmental Issues including:
 - 7.3.1. *Storm Water Management*
 - 7.3.2. *Water Supply*
 - 7.3.3. *Waste Water*
 - 7.3.4. *Wetlands*
 - 7.3.5. *Vegetation*

- 7.4. Lake Use and Boat Launch including:
 - 7.4.1. *Floating Structure*
 - 7.4.2. *Water Management Right of Way*
 - 7.4.3. *Lake Crowding*
 - 7.4.4. *Boat Launch safety*
 - 7.5. Emergency Services including:
 - 7.5.1. *Fire*
 - 7.5.2. *Health Services*
 - 7.5.3. *Policing and Enforcement*
 - 7.6. Subdivision versus Development Permit including:
 - 7.6.1. *Lease Terms*
 - 7.6.2. *Subdivision Requirements*
 - 7.7. Development Permit Application Process including:
 - 7.7.1. *Decision Process*
 - 7.7.2. *Enforcement*
 - 7.7.3. *Prior Construction*
 - 7.8. Development Impacts on Adjacent Properties including:
 - 7.8.1. *Buffer Zone*
 - 7.8.2. *Noise*
 - 7.8.3. *Visual*
 - 7.9. Other Relevant Planning and Development Issues
- 8. Applicant's Appeal**
- 8.1. DP-18001 Condition Nos. 6, 7, and 8
- 9. Summations**
- 10. Adjournment**