



# MUNICIPAL PLANNING COMMISSION MEETING

---

Thursday, March 19, 2026  
01:00 PM

Join Us

---

In Person	County of Stettler No. 6 Administration Building
On YouTube	<a href="http://www.YouTube.com/StettlerCounty">www.YouTube.com/StettlerCounty</a>
By Zoom	<a href="http://www.StettlerCounty.ca/Zoom">www.StettlerCounty.ca/Zoom</a>
By Phone	578-328-1099 Meeting ID: 237 185 7702 Passcode: 660244

In the spirit of Truth and Reconciliation, the County of Stettler No. 6 acknowledges that we gather, live, and work on Treaty 6 and 7 lands, the customary and traditional lands of the Indigenous Peoples of this territory.

Thank you for respecting our commitment to Scent Reduction in the workplace.

- 
- 1. Call to Order**
  - 2. Agenda Additions and Approval**
  - 3. Minute Approval**
    - 3.1 February 18, 2026
  - 4. Business Arising from the Minutes**
  - 5. Introductions**

Page 3

**6. Development Permits**

6.1	DP 26002 (Crook)	Page 5
6.2	DP 26003 (Burton)	Page 15
6.3	DP 26004 (Wadstein)	
6.4	DP 26007 (Donald)	Page 31
6.5	DP 26010 (Missikewitz)	Page 42

**7. Subdivision Files**

7.1	SUB 2026-01 (Fitzgerald)	Page 65
-----	--------------------------	---------

**8. Reports**

8.1	Department Report	Page 82
-----	-------------------	---------

**9. New Business**

**10. Old Business**

**11. In-Camera Session**

**12. Next Meeting**

Next MPC Meeting is scheduled for Wednesday, April 15, 2026

**13. Adjournment**

**MINUTES OF THE REGULAR MUNICIPAL PLANNING COMMISSION MEETING OF THE COUNTY OF STETTLER NO. 6, HELD ON MONDAY, FEBRUARY 18, 2026, COMMENCING AT 1:00 PM IN THE COUNCIL CHAMBERS OF THE COUNTY ADMINISTRATION BUILDING, STETTLER, ALBERTA AND VIA TELECONFERENCE**

---

**PRESENT:** Justin Stevens, Chair (via Zoom)  
Larry Clarke, Vice Chair  
James Nibourg  
Clint Walker  
Janet Adam  
Wade Hunter  
Allan Gano (via Zoom)

Craig Teal, Director of Planning & Development  
Andrew Brysiuk, Director of Municipal Services  
Yvette Cassidy, Chief Administrative Officer (via Zoom)  
Krista Schlender, Administrative Assistant

**CALL TO ORDER**

The Municipal Planning Commission Meeting was called to order at 1:01 pm by Vice Chairperson Larry Clarke.

**AGENDA ADDITIONS AND APPROVAL**

**13.02.18.26**

**Moved by Janet Adam**

“that the February 18, 2026, Agenda for the County of Stettler No. 6 Municipal Planning Commission Meeting be approved as presented.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

**MINUTES**

**14.02.18.26**

**Moved by Clint Walker**

“that the minutes for the County of Stettler No. 6 Municipal Planning Commission Meeting on January 26, 2026, be approved as presented.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

**BUSINESS ARISING FROM THE MINUTES**

None

**INTRODUCTIONS**

None

**DEVELOPMENT PERMITS**

None

**SUBDIVISION FILES**

None

**REPORTS**

None

**NEW BUSINESS**

**15.02.18.26**

**Moved by Clint Walker**

“that the Municipal Planning Commission reschedule the next Municipal Planning Commission meeting to 1:00 pm on Thursday, March 19, 2026.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

**OLD BUSINESS**

None

**IN-CAMERA SESSION**

**16.02.18.26**

**Moved by Janet Adam**

“that the Municipal Planning Commission enter into an in-camera session, as permitted under the Alberta Access to Information Act, at 1:03 pm.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

**17.02.18.26**

**Moved by James Nibourg**

“that the Municipal Planning Commission exit the in-camera session at 2:08 pm.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

**NEXT MEETING**

The next County of Stettler Municipal Planning Commission meeting is scheduled for March 19, 2026 at 1:00 pm.

**ADJOURNMENT**

**18.02.18.26**

**Moved by Clint Walker**

“that the County of Stettler Municipal Planning Commission meeting on February 18, 2026, be adjourned at 2:08 pm.”

In-Favour: Stevens, Clarke, Nibourg, Walker,  
Adam, Hunter and Gano

Opposed: None

Carried Unanimously

---

Larry Clarke, MPC Vice Chair

---

Yvette Cassidy, Chief Administrative Officer



# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> March 19, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Ward 6 Erskine – Buffalo Lake
<b>OWNER:</b>	Stacy Crook	<b>APPLICANT:</b>	Stacy Crook
<b>SUBJECT PROPERTY:</b>	Lot 13 Block 2 Plan 822 2364	<b>ZONING:</b>	Resort Residential
<b>TOTAL AREA:</b>	0.46 acres	<b>PROPOSED DEVELOPMENT:</b>	Construction of Detached Dwelling with attached Ancillary Building with height and side yard variances
<b>FILE NO:</b>	DP 26002	<b>ROLL NO.</b>	958200

### 1.0 PURPOSE

To consider the construction of a “Detached Dwelling” with attached “Ancillary Building” with height and side yard variances which is a discretionary use in the Resort Residential District.

### 2.0 SUMMARY

The subject property is located in Scenic Sands at 19 Buffalo Drive. The surrounding properties are made up of residential uses and the County of Stettler’s Environmental Reserve.

The building will be 40’X70’ with a 12’X30’ lean-to on the West side and a covered walkway on the East. The applicant is looking for a height variance from 25’ to 26’2” (5%) and side yard variances from 10’ to 7’ (30%) and from 10’ to 5’ (50%).

### 3.0 LAND USE BYLAW

In the Resort Residential District, Section 109.2 of Land Use Bylaw 1443-10 as amended provides for a “Detached Dwelling” and “Ancillary Building” as a permitted use, however Section 109.4 provides a side yard setback of 10% of the width of the lot. Section 23.1 Notwithstanding Sections 22.1(b) and 22.2(c) the Development Authority may decide on a development permit application even though the proposed development does not comply with this Bylaw or is a non-conforming building or use if, in the opinion of the Municipal Planning Commission:

- (a) the proposed development would not:

(i) unduly interfere with the amenities of the neighbourhood; or  
(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and

(b) the proposed development conforms to the use prescribed for the land in this Bylaw.

Section 23.4 Pursuant to Section 23.1 and subject to Sections 23.7 and 23.8 the Municipal Planning Commission may:

(a) allow a variance of any rear yard or side yard setback requirement in this Bylaw in order to correct an omission, error or other defect or to address site specific conditions, any of which, in the opinion of the Development Authority, cause unreasonable hardship and would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of adjacent parcels of land; and

(b) allow a variance of any other minimum or maximum development standard in this Bylaw.

109.12 In Scenic Sands (Plan 8222364 and Plan 8922504) the Development Authority shall not approve a development permit that proposes to remove more than 50% of the existing live tree and/or shrub coverage on any lot.

#### **4.0 SETBACKS (RESORT RESIDENTIAL DISTRICT)**

The proposed location of the detached dwelling and attached ancillary building does not comply with the minimum setback requirements of the Resort Residential Land Use District.

Front yard setback of 25' from property line – Development is compliant.

Rear yard setback of 25' from property line – Development is compliant.

Side yard setbacks of 10' from property line – Development is not compliant. Requesting a variance of 5' and 7'.

#### **5.0 REFERRAL COMMENTS**

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

#### **6.0 DISCUSSION**

The applicant is requesting an east side yard setback of 5' from 10' (50%) to allow a covered walk-way around the building and a west side yard setback of 7' from 10' to allow for the future build of a 12x30' lean-to. The height of the building to the eaves is 20' 9", which falls within the 22' maximum to eaves regulation. The maximum height to the top of the building requires a variance of 26'2" from 25' (5%).

The applicant is the owner of both parcels adjacent to each other, surrounding those properties is the County of Stettler's environmental reserve with only two neighbours across the street. The applicant had originally wanted to consolidate these parcels, however, the Resort Residential District does not allow for second dwellings or secondary other overnight accommodations, therefore the applicant will keep the lots as is.

This development will require minimal tree clearing along the sides of the property as the majority of the development will be located in the cleared area. The surrounding area is heavily treed with no properties directly beside or behind it.

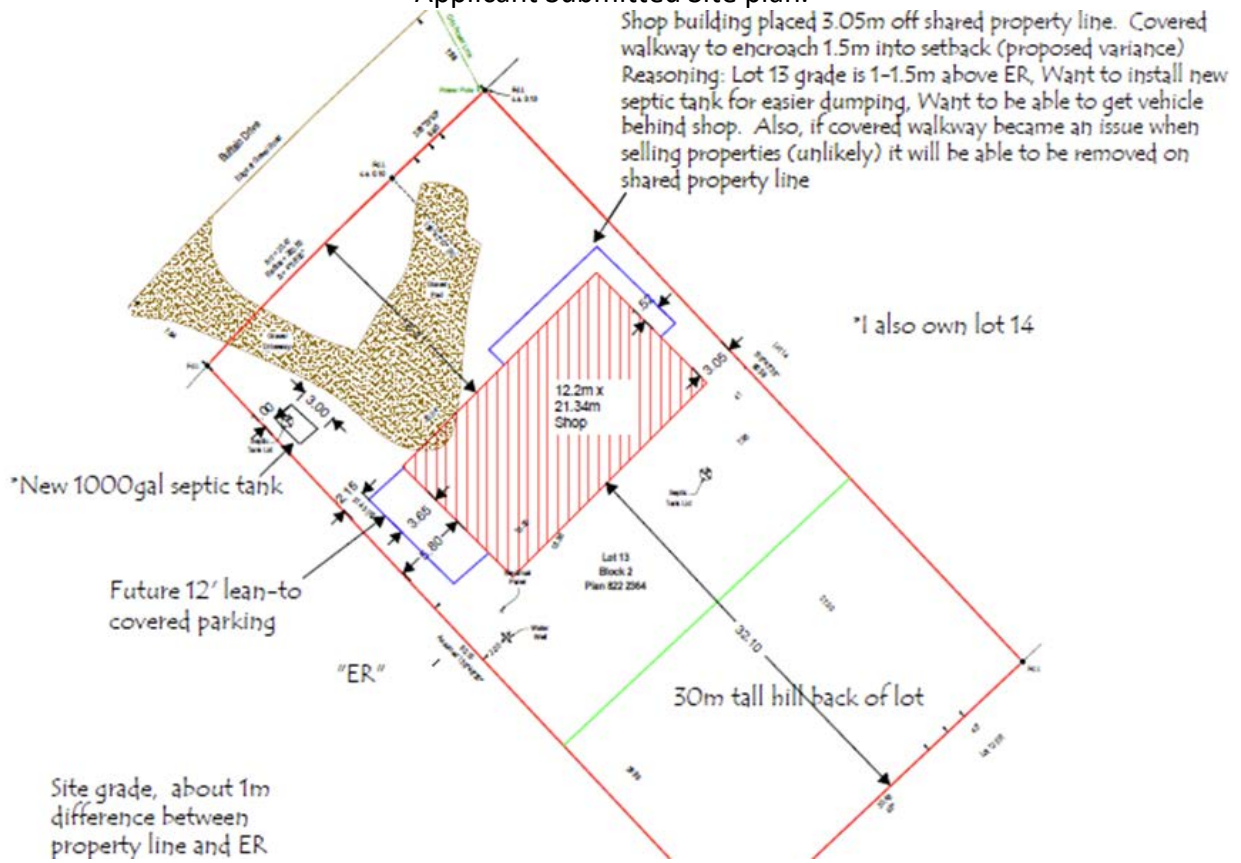
The development should not unduly interfere with the amenities or affect the use and enjoyment of neighbouring properties.

### 7.0 SITE PHOTOGRAPHS

Area map outlining subject property.



Applicant Submitted Site plan.



Area of proposed development.



3D House Design.



## 8.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26002 (Crook) for a detached dwelling and ancillary building on Lot 13 Block 2 Plan 822 2364 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

## 9.0 RECOMMENDATION

Administration recommends that the development permit application DP 26002 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26002 for a detached dwelling and ancillary building.

Carly Tateson  
Development Officer



## COUNTY OF STETTLER NO. 6 Development Permit No. DP 26002

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

Applicant: Stacy Crook  
Address: 2204 Sagewood Heights Airdrie, AB T4B 3N4  
Owner: Stacy Crook

**In respect of development involving:** Construction of a detached dwelling and attached ancillary building with building height and side yard setback variances which is a discretionary use in the Resort Residential District.

**Legal description of land to be developed:** Lot 13 Block 2 Plan 822 2364

**Roll Number:** 958200

**Rural Address:** 19 Buffalo Drive

**Zoning District:** Resort Residential

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26002 and the following documents submitted with the application:

1. Site Plan
2. Construction Drawings

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the detached dwelling and attached ancillary building located at the property as described above.

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

1. East side yard variance: 5' from 10' (50%)
2. West side yard variance: 7' from 10' (30%)
3. Maximum height variance: 26'2" from 25' (5%)

### **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. The removal of live trees and/or shrubs is prohibited.

### **Date of Decision:**

### **Attachments:**

1. Site Plan
2. Construction Drawings

## 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 1<sup>st</sup> 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.

DRAFT







# Municipal Planning Commission

## *Development Permit Report*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING: March 19, 2026</b>			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Erskine South – Warden
<b>OWNER:</b>	Salty Cat Inc.	<b>APPLICANT:</b>	Allan Burton
<b>SUBJECT PROPERTY:</b>	Lot 2, Block 1, Plan 152 3551	<b>ZONING:</b>	Recreational Facility District (RF)
<b>TOTAL AREA IN EXISTING TITLE:</b>	18.14 acres (7.34 hectares)	<b>PROPOSED DEVELOPMENT:</b>	Recreational Vehicle Park
<b>FILE NO:</b>	DP 26003	<b>ROLL NO.</b>	776900

### 1.0 PURPOSE

To consider a discretionary use development permit application.

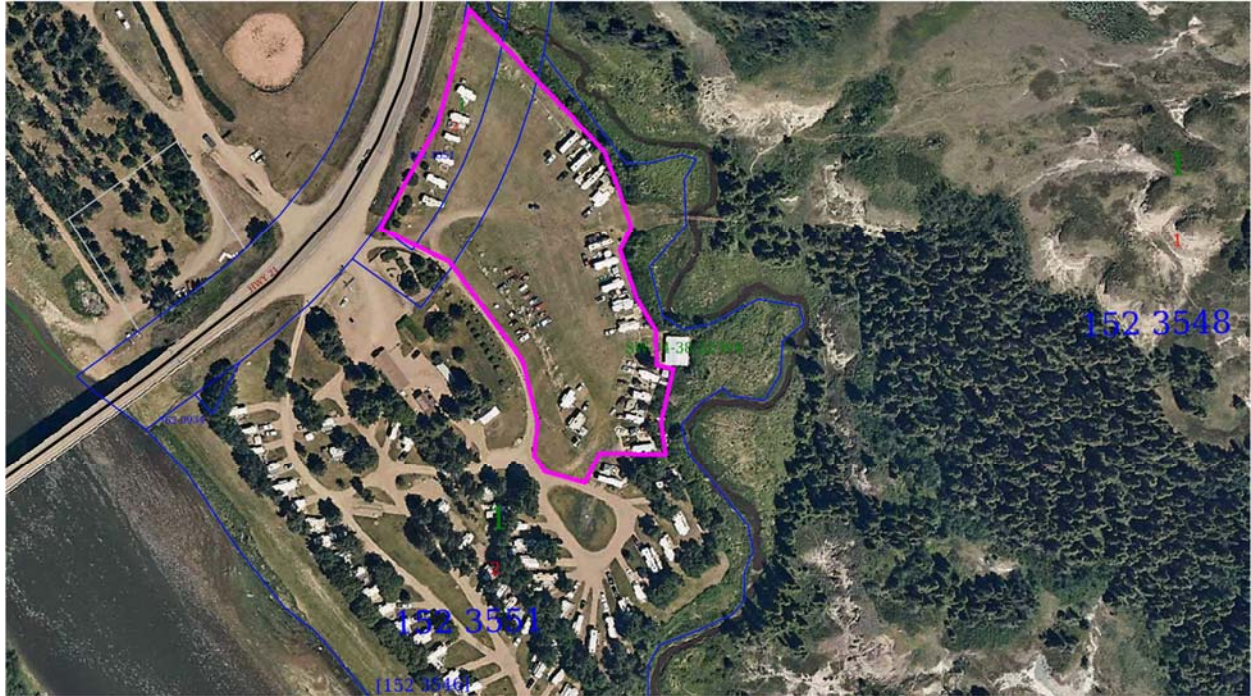
### 2.0 BACKGROUND

The subject property is located on the north side of the Red Deer River and southeast of Highway 21 at the Content Bridge. The subject property contains a Recreational Vehicle Park, operating as the Lazy River RV Resort, that was developed in 1979. An expansion was undertaken in 2018 and subsequent years without development permit approval. The current development permit application focuses solely on the expansion as the pre-2018 development was deemed to be approved in 1979 based on the Subdivision and Development Appeal Board’s decision of April 1, 2025.

The area that is the subject of the current development permit is shown outlined in pink on the photo below. It makes up 3.83 acres (1.55 hectares) of the larger subject property. It contains designated sites for RVs and related accessories, such as low-level decks and small storage buildings, access routes, and underground utilities. There are 37 RV sites in the subject area. The layout of the features contained in the subject area is available on the site plan attached to the draft development permit. Photo 1 and Photo 2 show the use and development of the subject area as of October 18, 2024.

The Recreational Vehicle Park will be for the exclusive use of lease holders (long term renters) of the individual sites and their guests. The Recreational Vehicle Park will operate on a seasonal basis from May 15 through to September 30 of each calendar year (the operating season).

Outside of this time, leaseholders may be able to access their sites, but no power, water or wastewater services will be available. RVs will also be allowed to remain on site between October 1 and May 14 (during the off-season).



*Photo 1: Looking southeast towards the southeast portion of the subject area (October 2024)*



*Photo 2: Looking at the west part of the subject area closest to Highway 21 (October 2024)*

The application is for the creation of a Recreational Vehicle Park,

The individual sites in the Recreational Vehicle Park have a typical size of 1,200ft<sup>2</sup> (111m<sup>2</sup>) with a width of 20ft (6m) and depth of 60ft (18m). Some sites have different dimensions making them smaller or larger than the typical size. The sites are arranged in a loop following the perimeter of the subject area.

Each site is intended to accommodate a grass or lightly gravelled pad for one RV unit and two parking stalls. There is space for items such as a deck, a small shed, plantings, fire pit and recreational items like a canoe. An example of a typical site can be seen in Photo 3.

Each individual site is serviced with power, a collective wastewater collection system and a collective water distribution system for non-potable water. The wastewater system consists of lines leading to the holding tanks used for the 1979 development. They are pumped out as required during the operating season and effluent is hauled to a wastewater treatment facility. The water system is supplied by well. Both systems are winterized each year and are not available in the off-season.

The subject area is access from Highway 21 using a shared access with the 1979 development. The road network of the 1979 development is a series of loops and connects to the east end of the subject area. The onsite routes are gravel and range in width from 4.5m to 6m in width.



*Photo 3: Sample RV site (October 2024)*

### **3.0 ANALYSIS AND DISCUSSION:**

The decision of the Development Authority must meet the requirements of the Land Use Bylaw and advance the policies of the applicable statutory plans. The following section reviews the application in relation to the County's adopted statutory plans, Land Use Bylaw and general land use planning considerations.

#### **Statutory Plans**

The County's Municipal Development Plan does not specifically identify the subject property. The MDP provides broad policy based on topics. The commercial policies allow consideration of stand-alone, isolated commercial sites provided the commercial use is compatible with the area, does not negatively impact the road system, and can be serviced with private water and wastewater. The policies regarding recreation encourage the creation of recreation

opportunities by both the private and public sectors. Administration finds that the proposed development is generally consistent with the direction of the MDP.

There are no other statutory plans that apply to the subject property.

### **Land Use Bylaw – Allowable Uses**

The subject property is located within the Recreational Facility District (RF) of the Land Use Bylaw. “Recreational Vehicle Park and/or Campground” is listed as discretionary uses within this district. This use is defined as:

*“Recreational Vehicle Park” means a planned development for the short-term use of Recreational Vehicles, tents and/or cabins with a higher level of service provided than in a Campground (i.e. the stalls in a Recreational Vehicle Park are typically serviced with communal water and sewage disposal systems). A Recreational Vehicle Park shall not be used as storage, or permanent accommodation for residential use. A Recreational Vehicle Park may be developed in association with related recreational activities; such as hiking or riding trails, picnic grounds, boating facilities and playgrounds. Also see the definition of Campground.”*

Administration finds that the proposed uses fit these Land Use Bylaw definitions.

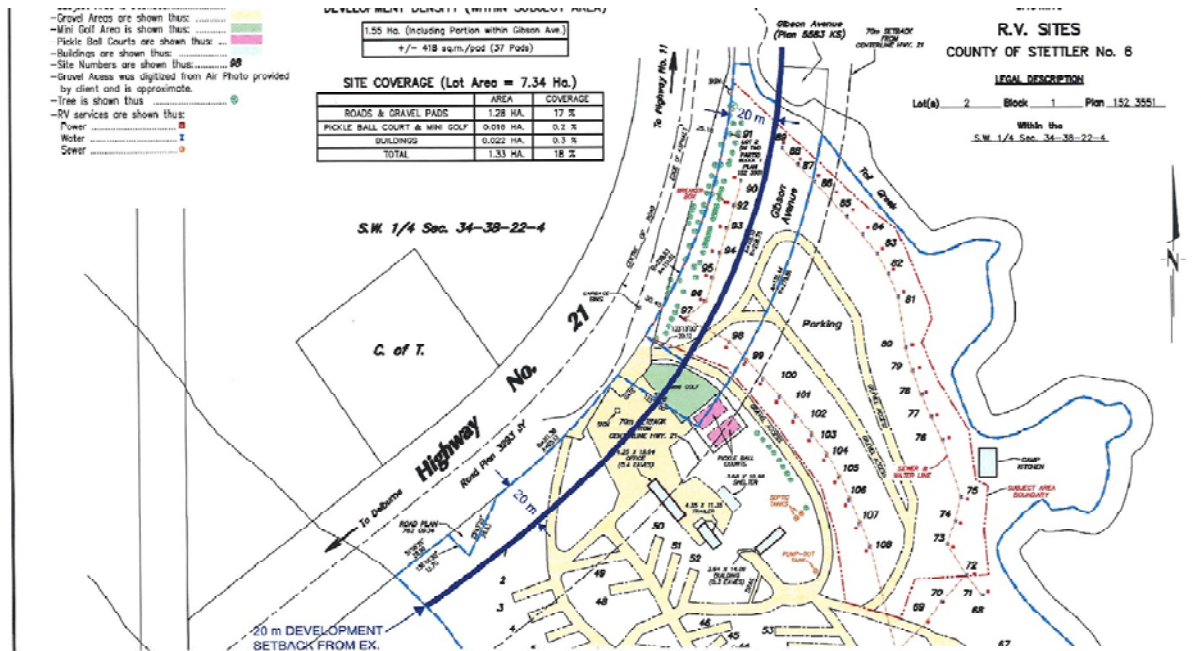
### **Land Use Bylaw – Standards and Regulations**

#### *Yards and Setbacks*

A front yard from Highway 21 is determined by Alberta Transportation and Economic Corridors (ATEC). The roadside development permit that has been issued for the development requires a 20m setback from the edge of the right of way for Highway 21. ATEC has agreed to allow RV sites 90 through 97, and their associated underground utilities, to remain within the 20m setback area until Highway 21 is widened.

ATEC has also allowed continued use of the main access to Highway 21, which is shared between the 1979 development and the subject area. ATEC requires the other two access points to be gated and locked. ATEC has accepted responsibility for removing the roadside turn out, thereby narrowing the perceived size and location of the access, at a later date.

Future relocation of RV sites 90 through 97 will require use of Gibson Avenue (shown on Site Plan). A road closure process for Gibson Avenue is underway and will take several months to conclude. A condition requiring the relocation or removal of RV sites 90 through 97 that is linked to the final steps of the road closure process is included in the draft development permit that is attached.



A side yard of 25ft (6.1m) is required on the northeast side and southeast sides of the property and a side yard of 125 ft (38m) is required on the east side of the property. The northeast side yard is met and the southeast side yard overlaps with the 1979 development and is considered met.

A rear yard of 25ft (7.62m) is required on the east side of the subject area and this requirement has been met.

### Site Coverage

The maximum allowed site coverage is 45%. Coverage includes all buildings and items located on individual RV sites and all common areas and is measured in comparison to the area being developed. The calculation excludes driveways, drive aisles or onsite roads, parking lots and storm ponds. The proposed development has a site coverage of approximately 19%.

### Additional Regulations – Campground and Recreational Vehicle Park

Section 108.10 in the RF District indicates that the design of any campground or recreational vehicle park is subject to the provisions of Section 77. The standards stated in Section 77.3 are specific to a Recreational Vehicle Park where individual sites are intended to be sold as bare land condominium units. There are no set standards for a single ownership, long term lease form of recreational vehicle park. The “higher” standard is being applied for evaluation purposes.

<b>Standard from Section 77.3</b>	<b>Proposed/Status</b>
20% of the gross development area shall be set aside as common open space	Has been met
Each stall accessed by an internal road	Yes
Roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority	Gravel is proposed - at discretion of the Development Authority this is acceptable
Roads shall be 3.0m (10ft) in width for one-way traffic	At least 3.0m (10ft) width provided – direction of travel not restricted
Roads shall be 6.0m (20ft) in width for two-way traffic	At least 6.0m (20ft) width provided in some cases in the 1979 development area
Road system shall be properly signed for users and for emergency response	Signage not indicated in application materials
Walkway with a minimum width of 1.2m (4ft) surfaced to the satisfaction of the Development Authority and connecting all stalls to all service buildings, facilities, refuse areas and recreation areas	walkway provided along all internal roads connecting stalls to amenities in the park
Fires only in designated fire pits or other such facilities	Location not indicated in application materials – each site anticipated to have own fire pit
All utilities shall be provided as required by the Development Authority and the franchise utility companies	Private utilities are provided based on Applicant request
Potable water and sewage disposal to the satisfaction of the Development Authority	Has been met
Fences allowed if uniform standard is applied throughout the park	Permanent fencing on individual RV sites is being discouraged

<b>Standard from Section 77.3</b>	<b>Proposed/Status</b>
Stall boundaries shall be defined by permanent flush stakes or markers with a stall number or other identification system	Stall number on utility post
Minimum stall size shall be 6.0m width, 18.0m depth and 200m <sup>2</sup>	Typical stall dimensions meet 6.0m width, meet 18.0m depth and have a smaller area
Minimum distance of 3.0m between stalls except if suitable buffers are provided to the satisfaction of the Development Authority	Staggered pattern of RV pads in each stall provides 3.0m separation
Each stall shall have at least one vehicle parking space other than the recreational vehicle pad	Has been met
Visitor parking shall be provided in a common area to the satisfaction of the Development Authority (at rate of one stall per every five RV sites)	Has been met
Maximum coverage per stall is 40%	Typical stall layout results in less than 40% coverage
Maximum height of a Recreation Vehicle is 5.50m (18ft)	Unknown until Recreation Vehicle is on site
A common area for storage of ATVs, boats or other recreational craft shall be provided at a minimum rate of 10m <sup>2</sup> (LUB does not finish formula)	No area specified on Site Plan for this purpose
No permanent foundation, pilings, basement or base extending below the frost level is allowed	Lease Holder Rules do not allow permanent fixtures to the ground
Ancillary building shall be similar to and complement the Recreational Vehicle in exterior materials, colour and appearance	Unknown until Recreation Vehicle is on site

Several items in the table above indicate that the requirement has not been satisfied. As the criteria are not meant for this form of Recreational Vehicle Park, Administration does not recommend that strict compliance be required. This leaves the Development Authority to choose which of the standards will be required or “increased” for this application in accordance with Section 108.6 and Section 24.2 of the Land Use Bylaw.

Section 108.6 reads:

“Any site development standard or additional regulation may be increased by the Development Authority as a condition of development permit approval, pursuant to Section 24.2.”

Section 24.2 reads:

“Where this Bylaw requires a minimum standard, the Development Authority may impose a condition to a development permit requiring a higher standard where it is deemed by the Development Authority that adherence to the minimum standard may result in conditions that unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties or the general appearance of a development from a public road or highway.”

Administration recommends that, in addition to the criteria that have been satisfied, the following criteria be applied to this application:

1. Requirement that all fire pits must have a 3.0m separation from any combustible building or materials.
2. Condition that no permanent foundations, pilings or base may be installed on any RV stall.

### **Flood Hazard Considerations**

A Hydrological Engineering Report was prepared by Northwest Hydraulic Consultants to evaluate the flood hazard risk from the Red Deer River and Tail Creek. The Report indicates that development in the subject area is not located within the flood hazard area and is not expected to be inundated during a 100-year design flood. The drawing below outlines the flood hazard area along the Red Deer River and Tail Creek as red.

The 1979 development is within the flood hazard area. To address ice jams and off-season flood potential, the applicant proposes to allow storage of RVs and related items in the subject area during the off season of the resort. Administration supports this approach and a related condition has been included in the draft development permit.



**4.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION**

1. Approve the application based on the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

**5.0 RECOMMENDATION**

Administration recommends that development permit application DP 26003 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26003.

Respectfully submitted,

**Craig Teal, RPP MCIP**  
 Director of Planning & Development



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 26003

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

Applicant: Allan Burton  
Address: Box 2463 Cardston, AB, T0K 0K0  
Owner: Salty Cat Inc.

### **In respect of development involving: Recreational Vehicle Park**

Legal description of land to be developed: Lot 2, Block 1, Plan 152 3551

Roll Number: 776900

Rural Address: 38521 Highway 21

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 26003 and the following documents submitted with the application:

1. Development Permit Application Form
2. Application Support Document
3. Site Plan dated October 24, 2025 (the "Site Plan")

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreational Vehicle Park on Lot 1, Block 2, Plan 152 3551.

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

none

This approval is subject to compliance with the following conditions:

### **Area Approved for Development**

1. This approval applies only to that portion of the property that is identified as the "subject area" on the attached Site Plan.

### **Modifications to "Site Plan"**

2. The "Site Plan" shall be modified to address requirements of any conditions listed below and the development shall be carried out in accordance with the modified "Site Plan" that is approved by the Development Officer:
  - a. Within one year of the date of the approval of DP 26003, a modified site plan showing the relocation and/or removal of RV sites 90 through 97, including services, to provide the 20m

setback from the Highway 21 right of way, as required by Alberta Transportation and Economic Corridors, shall be provided to the Development Officer.

- b. The Development Officer may accept alterations to other RV sites and on-site access routes in the vicinity of Gibson Avenue to achieve item a above provided the number of RV sites does not increase and all applicable standards of the Land Use Bylaw are met.
- c. The relocation and/or removal of RV sites 90 through 97, and services, shall be completed within 5 years of the date that the title to the closed portion of Gibson Avenue has been transferred to Salty Cat Inc.
- d. Should the closure of Gibson Avenue not proceed to registration, RV sites 87 through 98, including services and access roads, shall be removed from Gibson Avenue and the area west of Gibson Avenue within 6 years of the date that DP 26003 was approved.

### **Development and Use of Individual Recreational Vehicle Sites**

3. Each approved individual recreational vehicle site may be further developed over the life of the recreational vehicle park without requiring further development permit approval provided the following parameters are followed:
  - a. Only one recreational vehicle may be placed on the site and its height must not exceed 18ft (5.5m).
  - b. In addition to the pad for the recreational vehicle and tow vehicle, one additional vehicle parking stall at least 9ft (2.7m) wide and 18ft (5.5m) deep must be provided on site.
  - c. Only one small storage shed with a height of less than 10ft (3m) and floor area less than 100ft<sup>2</sup> (9.3m<sup>2</sup>) may be placed on the site.
  - d. Fire pits shall have a maximum diameter of 3ft (0.9m) and provide a 10ft (3m) buffer between the fire pit and any combustible building, structure or vehicle.
  - e. One deck or gazebo with the height of any gazebo limited to 16ft (4.88m).
  - f. No use of permanent foundations, pilings or basements; and
  - g. The portion of the site covered by the recreational vehicle pad, parking stall, deck, storage shed and any other accessory building must not exceed 40% of the site area.
4. No recreational vehicle site may be used for overnight accommodation between October 16 and April 30 of any calendar year.

### **Emergency Response**

5. The gates installed at the two emergency accesses and the main entrance must not open outwards or towards the vehicle trying to gain access to the site through the gate. Arrangements for key access for each gate for the use of emergency responders must be made that are satisfactory to the Regional Fire Chief.

6. Each occupied recreational vehicle site shall have the recreational vehicle site number posted on the recreational vehicle so that it is highly visible from the access road when a recreational vehicle is onsite.
7. Prior to May 1, 2027, an emergency response plan that is acceptable to the Regional Fire Chief must be filed with Heartland Regional Fire and available to resort staff onsite. The emergency response plan must be updated from time to time to remain current.

#### **Water and Wastewater**

8. Prior to May 1, 2027, written confirmation from the Safety Codes Council, or other accredited agency, shall be submitted to the Development Officer confirming that the existing water distribution system and wastewater collection systems meet the requirements of the Safety Codes Act.

#### **Off-Season Storage**

9. During the off-season of the resort, the parking area and RV sites in the subject area may be used to store recreational vehicles and related amenities provided the items being stored are owned by a party that has a signed lease for the long term use of one of the recreation vehicle sites shown as sites 1 through 72 on the attached Site Plan.

#### **Off-Site Impacts**

10. The operation shall not create a public nuisance beyond the property boundary by way of noise that exceeds a threshold that could be reasonably expected, at the County's discretion, from this type of operation.

**Date of Decision: March 19, 2026**



Craig Teal, RPP MCIP  
Development Officer

#### **Attachments:**

Site Plan dated October 24, 2025

#### **APPEAL PROVISIONS**

# LAZY RIVER RV PARK SURVEYOR'S SKETCH

SHOWING  
R.V. SITES  
COUNTY OF STETTLER No. 6

## LEGAL DESCRIPTION

Lot(s) 2 Block 1 Plan 152 3551

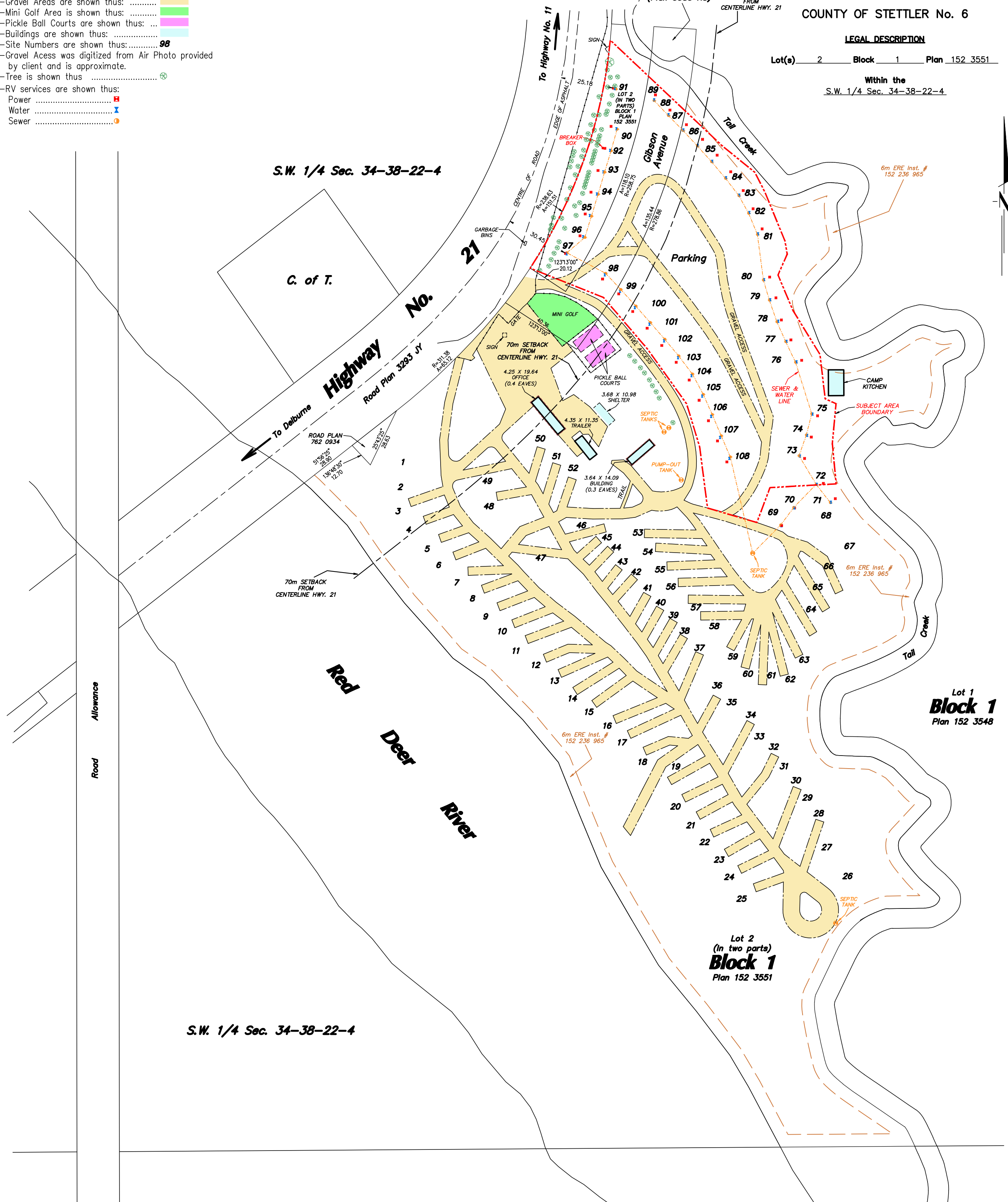
Within the  
S.W. 1/4 Sec. 34-38-22-4

### NOTES:

- Distances are in metres and decimals thereof.
- Instruments 216GH & 2582AZ do not appear to be within Lot 1 Block 1 Plan 152 3551
- Fences are shown thus: .....
- Lot 2 boundary is shown thus: .....
- Subject Area is bounded: .....
- Gravel Areas are shown thus: .....
- Mini Golf Area is shown thus: .....
- Pickle Ball Courts are shown thus: .....
- Buildings are shown thus: .....
- Site Numbers are shown thus: 98
- Gravel Access was digitized from Air Photo provided by client and is approximate.
- Tree is shown thus: .....
- RV services are shown thus:
  - Power .....
  - Water .....
  - Sewer .....

### SITE COVERAGE (Lot Area = 7.34 Ha.)

	AREA	COVERAGE
ROADS & GRAVEL PADS	1.28 HA.	17 %
PICKLE BALL COURT & MINI GOLF	0.016 HA.	0.2 %
BUILDINGS	0.022 HA.	0.3 %
TOTAL	1.33 HA.	18 %



### Rev. 1 Added Easment & Removed Table

Drawn By: RFP Chk'd: MM	<b>BEMOCO LAND SURVEYING LTD</b> 100, 6040-47th Avenue Red Deer, Alberta WWW.BEMOCO.COM PHONE: 403-342-2611
Date: October 24, 2025	
Scale: 1:1300	
File No.: S-197B07 site1	

## 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.

DRAFT



# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> March 19, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Ward 5 Stettler
<b>OWNER:</b>	Sheldon Donald	<b>APPLICANT:</b>	Sheldon Donald
<b>SUBJECT PROPERTY:</b>	Lot 1 Block 1 Plan 962 2072	<b>ZONING:</b>	Agricultural
<b>TOTAL AREA:</b>	10.01 acres	<b>PROPOSED DEVELOPMENT:</b>	Demolition of existing building and construction of an Ancillary Building – Oversized with a size variance of 3216 sqft from 3000 sqft (7%)
<b>FILE NO:</b>	DP 26007	<b>ROLL NO.</b>	437501

### 1.0 PURPOSE

To consider the demolition of an existing building and construction of an “Ancillary Building - Oversized” with a size variance which is a discretionary use in the Agricultural District.

### 2.0 SUMMARY

The subject property is located 2km east of Stettler at 39201 Range Road 19-2. The surrounding properties are made up of agricultural uses. The access road has clear line of sight in both directions.

The application proposes the existing 30’X30’ building to be demolished and construction of an ancillary building – oversized combining of a 44’X60’ insulated section and a 24’X24’ uninsulated section totalling 3216 sqft.

### 3.0 LAND USE BYLAW

In the Agricultural District, Section 92.3 of Land Use Bylaw 1443-10 as amended provides for an “Ancillary Building - oversized, subject to Section 43.10” as a discretionary use.

43.10 On any parcel of land in the Agricultural District and the Country Residence Agricultural District or any of the various residential and resort districts, including any residential Districts:

a) the maximum ground floor area of a permitted use Ancillary Building (residential) – Standard Size is 1,500 ft<sup>2</sup> (139.35 m<sup>2</sup>) and

b) the maximum ground floor area of a discretionary use Ancillary Building (residential) – Oversized is 3,000 ft<sup>2</sup> (278 m<sup>2</sup>).

Section 23.1 Notwithstanding Sections 22.1(b) and 22.2(c) the Development Authority may decide on a development permit application even though the proposed development does not comply with this Bylaw or is a non-conforming building or use if, in the opinion of the Municipal Planning Commission:

(a) the proposed development would not:

(i) unduly interfere with the amenities of the neighbourhood; or

(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and

(b) the proposed development conforms to the use prescribed for the land in this Bylaw.

#### **4.0 SETBACKS (AGRICULTURAL DISTRICT)**

The proposed location of the ancillary building complies with the minimum setback requirements of the Agricultural District.

Front yard setback of 125' from property line – Development is compliant.

Rear yard setback of 3' from property line – Development is compliant.

Side yard setbacks of 3' from property line – Development is compliant.

#### **5.0 REFERRAL COMMENTS**

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

#### **6.0 DISCUSSION**

This building will be used for residential purposes, with the majority of the building being insulated. The applicant is asking for a size variance of 3216sqft from 3000sqft (7%).

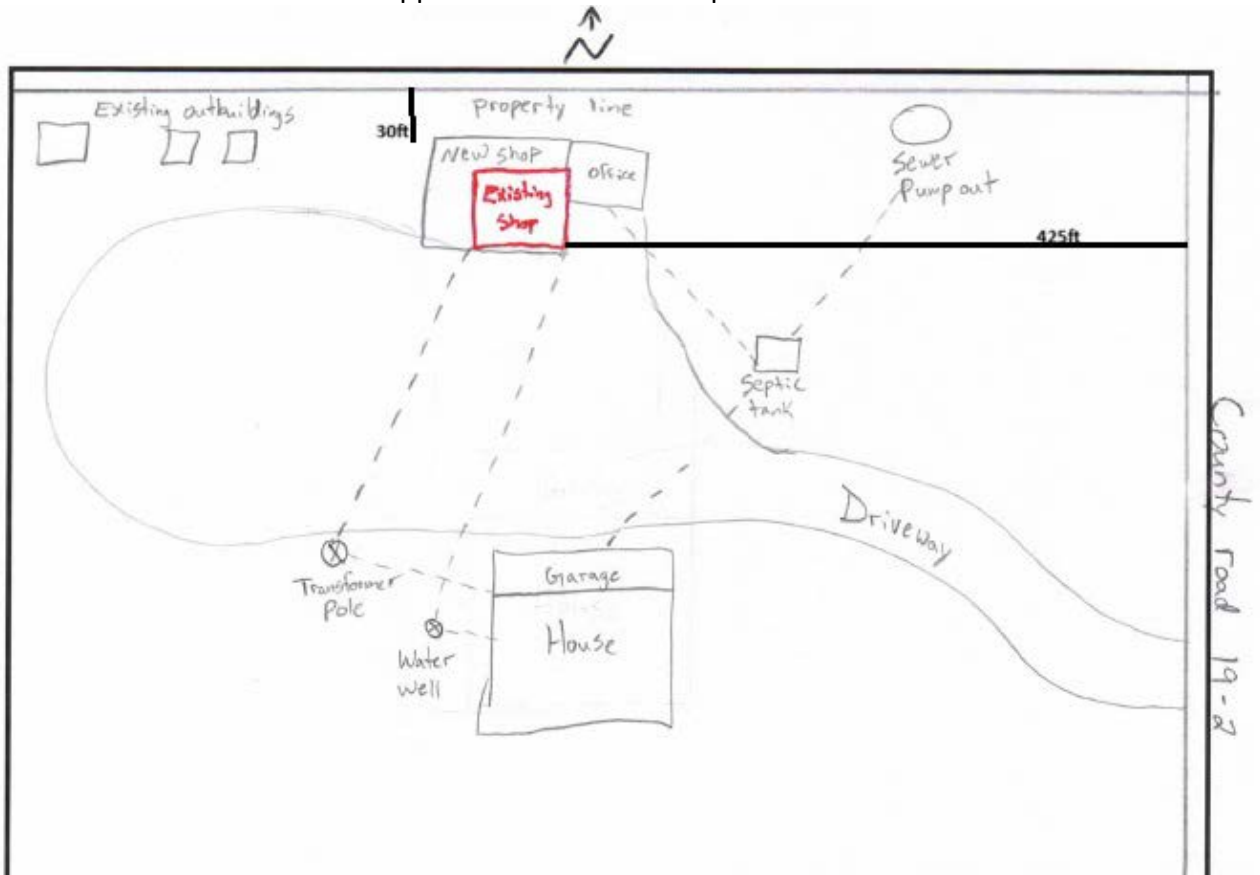
This property is surrounded by agricultural land therefore, the development should not unduly interfere with the amenities or affect the use and enjoyment of neighbouring properties.

7.0 SITE PHOTOGRAPHS

Area map outlining subject property.



Applicant Submitted Site plan.





Area of proposed development.



Access road.



## 8.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26007 (Donald) for an ancillary building on Lot 1 Block 1 Plan 962 2072 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

## 9.0 RECOMMENDATION

Administration recommends that the development permit application DP 26007 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26007 for an ancillary building.



Carly Tateson  
Development Officer



## COUNTY OF STETTLER NO. 6 Development Permit No. DP 26007

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

Applicant: Sheldon Donald  
Address: Box 2257 Stettler, AB T0C 2L0  
Owner: Sheldon Donald

**In respect of development involving:** Demolition of existing 30'X30' building and construction of an Ancillary Building – Oversized (3216sqft) with a size variance which is a discretionary use in the Agricultural District.

**Legal description of land to be developed:** Lot 1 Block 1 Plan 962 2072

**Roll Number:** 437501

**Rural Address:** 39201 Range Road 19-2

**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 26007 and the following documents submitted with the application:

1. Site Plan
2. Construction Drawings

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the ancillary building located at the property as described above.

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

1. Size variance: 3216sqft from 3000sqft (7%)

### **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 demolition and construction be contained to their property until such time it be removed and disposed of properly.
4. All debris from demolished structure shall be disposed at a licensed landfill site only.
5. 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:**

### **Attachments:**

1. Site Plan
2. Construction Drawings

## 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.

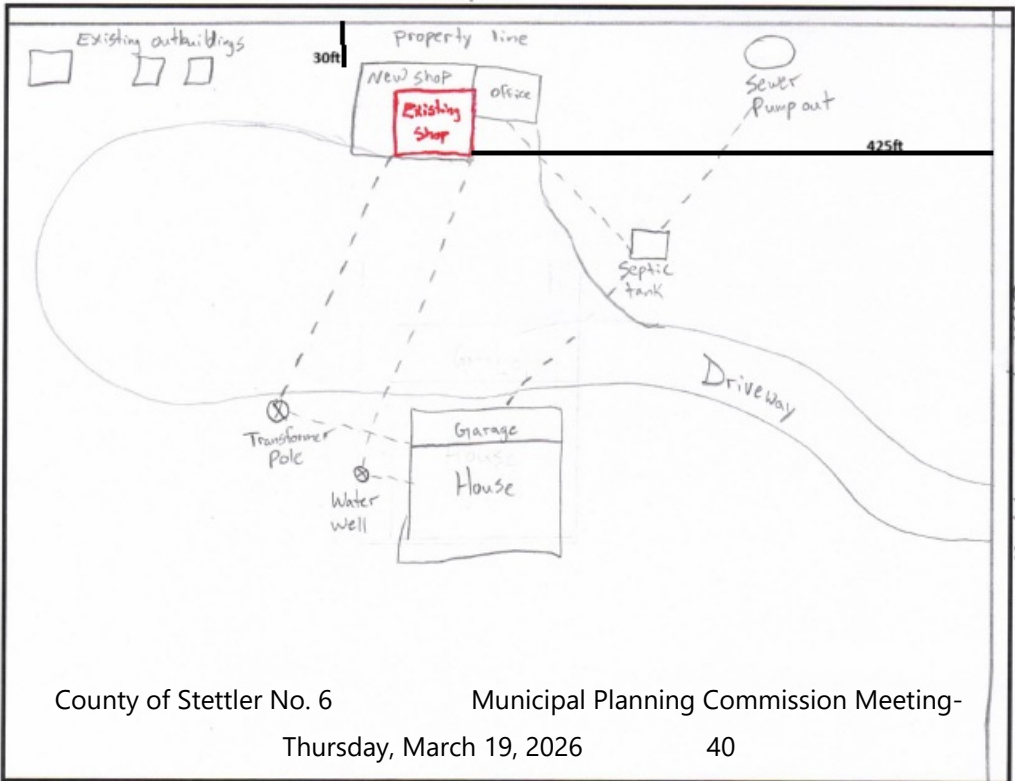
### Notes for Information and Follow-up by Applicant:

- 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

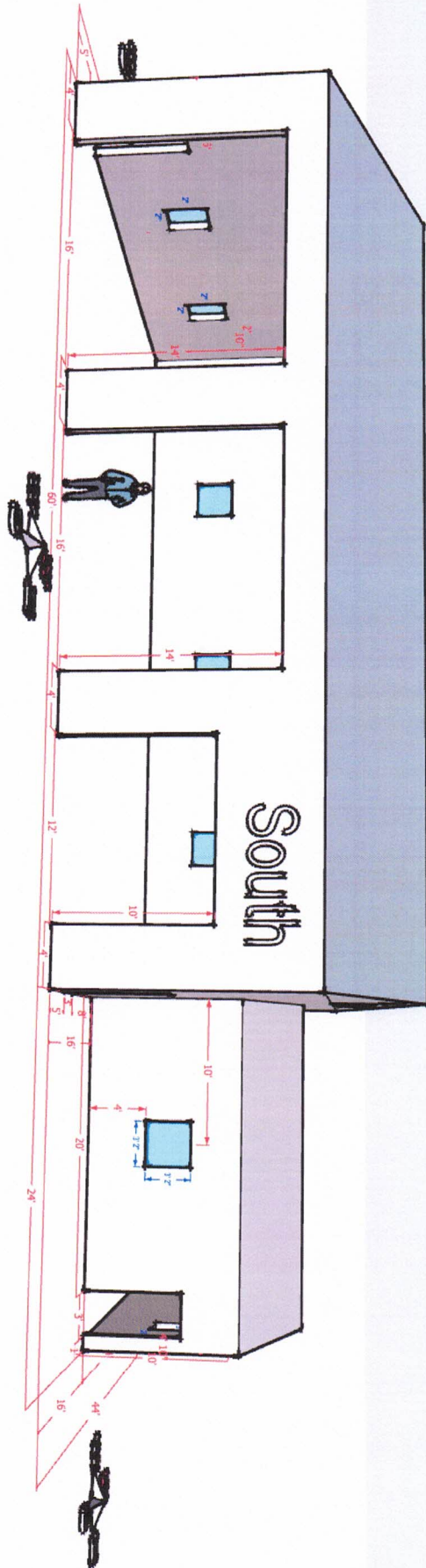
necessary easements for utility rights-of-way;

- (vi) notifying Alberta 1<sup>st</sup> 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.

DRAFT



Donald, Sheldon, Stettler, AB 44'x60'x16' FARM L&I 24'x24'x10' Cold Addition 4R0forWalkInDoors 3LO 7W 1VO 2026 403-741-6237





# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> March 19, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Ward 5 Stettler
<b>OWNER:</b>	James Patko & Luke Gamache	<b>APPLICANT:</b>	Danny Missikewitz
<b>SUBJECT PROPERTY:</b>	Lot 9 Block 1 Plan 142 3672	<b>ZONING:</b>	Highway Mixed Use
<b>TOTAL AREA:</b>	1.02 acres	<b>PROPOSED DEVELOPMENT:</b>	Automotive and Minor Recreational Vehicle Sales/Rentals
<b>FILE NO:</b>	DP 26010	<b>ROLL NO.</b>	430603

### 1.0 PURPOSE

To consider the “Automotive and Minor Recreational Vehicle Sales/Rentals” which is a discretionary use in the Highway Mixed Use District.

### 2.0 SUMMARY

The subject property is located on the East side of Stettler at 3804 42 Ave. The building on the lot rents out the 3 bays. Dirty Details is currently operating out of one of the bays focusing on automotive detailing and is looking to start selling vehicles. The applicant is proposing to sell 1-2 vehicles per month. The applicant does not plan to do any additional automotive work to the vehicles. There is a fenced in compound the applicant is planning on storing the vehicles and the lot has 6+ stalls for customer parking in the front.

### 3.0 LAND USE BYLAW

In the Highway Mixed Use District, Section 104.4 of Land Use Bylaw 1443-10 as amended provides for a “Automotive and Minor Recreational Vehicle Sales/Rental” as a discretionary use.

“Automotive and Minor Recreational Vehicle Sales/Rentals” means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, boats, Recreational Vehicles or crafts, together with incidental maintenance services and sale of parts. Typical uses include, but are not limited to, automobile dealerships, car rental agencies and motorcycle dealerships. This use does not include dealerships for the sale of trucks with a gross vehicle weight rating of 4,000 kg (8,800 lbs) or greater, or the sale of

motor homes with a gross vehicle weight rating greater than 6,000 kg (13,000 lbs) or a length of more than 6.7 m (22 ft).

#### **4.0 SETBACKS (HIGHWAY MIXED USE DISTRICT)**

The proposed location of the development complies with the minimum setback requirements of the Highway Mixed Use District.

Front yard setback of 25' from property line – Development is compliant.

Rear yard setback of 10' from property line – Development is compliant.

Side yard setbacks of 10' from property line – Development is compliant.

#### **5.0 REFERRAL COMMENTS**

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

#### **6.0 DISCUSSION**

This applicant is currently renting out the east bay for their Dirty Details automotive detailing business and looking at expanding to selling vehicles. The applicant is proposing to sell 1-2 vehicles per month.

There is customer parking in the front of the lot, 6-7 stalls. The applicant will store vehicles in the back of the lot in the fenced off area.

The applicant has received approval for an AT Roadside Development Permit (2026-0070508).

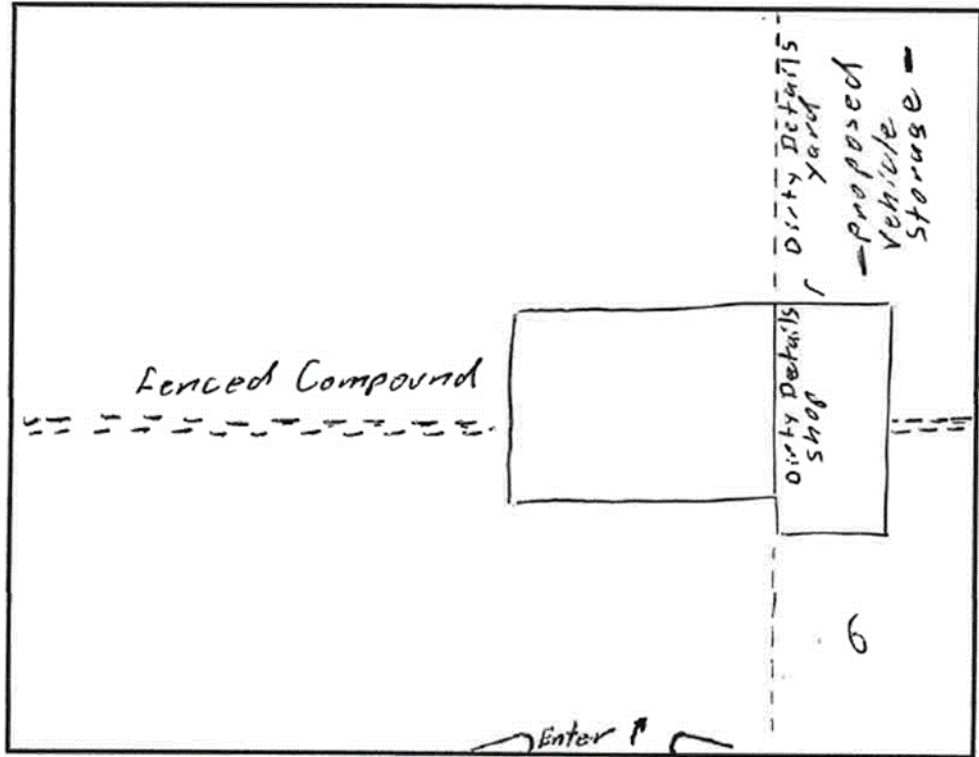
7.0 SITE PHOTOGRAPHS

Area map outlining subject property.



Applicant Submitted Site plan.

- N -



- ① Sell 1-2 units per month or 12-24 Annual
- ② Store 6-12 unit at any given time.
- ③ Expecting 2-5 customers per week or 20 monthly

Current bay applicant is renting.



Proposed vehicle storage.



Customer parking area.



## 8.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26010 (Missikewitz) for an Automotive and Minor Recreational Vehicle Sales/Rentals on Lot 9 Block 1 Plan 142 3672 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

## 9.0 RECOMMENDATION

Administration recommends that the development permit application DP 26010 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26010 for an Automotive and Minor Recreational Vehicle Sales/Rentals.



Carly Tateson  
Development Officer



## COUNTY OF STETTLER NO. 6 Development Permit No. DP 26010

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

Applicant: Danny Missikewitz  
Address: Box 578 Stettler, AB T0C 2L0  
Owner: James Patko and Luke Gamache

**In respect of development involving:** "Automotive and Minor Recreational Vehicle Sales/Rentals" which is a discretionary use in the Highway Mixed Use District.

**Legal description of land to be developed:** Lot 9 Block 1 Plan 142 3672

**Roll Number:** 430603

**Rural Address:** 3804 42 Ave

**Zoning District:** Highway Mixed Use

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26010 and the following documents submitted with the application:

1. Site Plan
2. Transportation and Economic Corridors Permit – #2026-0070508

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the automotive and minor recreational vehicle sales/rentals 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. The proposed development shall provide sufficient on-site space to accommodate vehicle parking requirements of all traffic attracted to the property, including the vehicle parking requirements of employees, visitors, customers, clients, contractors and agents.
3. Where the development permit is approved for the selling of motor vehicles, the applicant must provide a copy of their Dealer's license from the Alberta Motor Vehicle Industry.
3. Applicant shall follow conditions set out in the Transportation and Economic Corridors Permit – #2026-0070508.

### **Date of Decision:**

### **Attachments:**

1. Site Plan
2. Transportation and Economic Corridors Permit – #2026-0070508

### **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

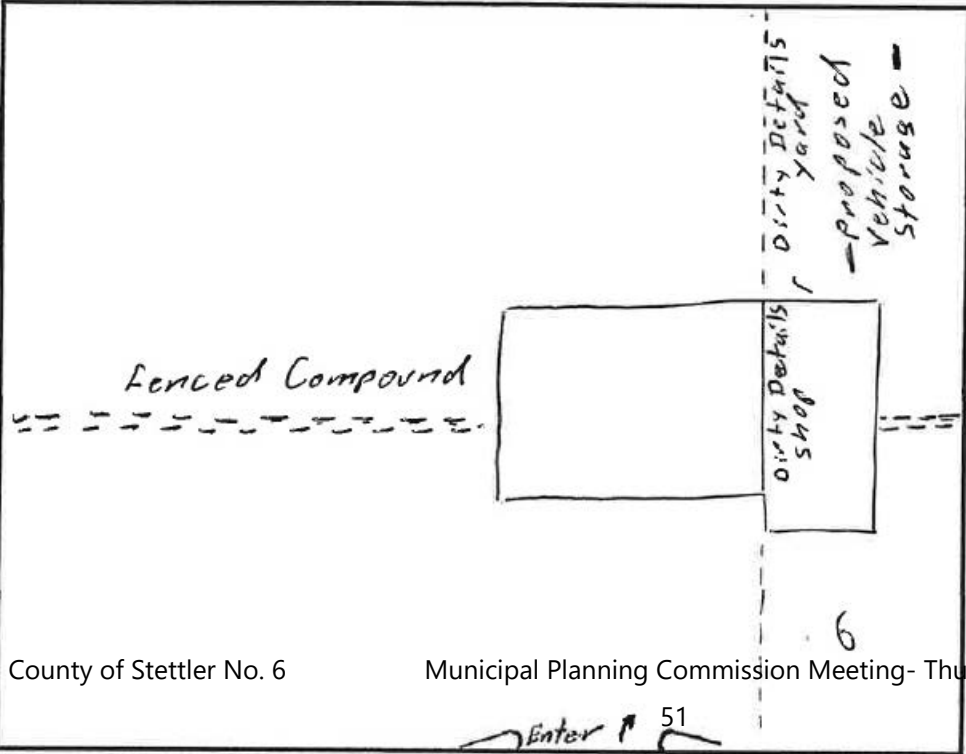
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

**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 1<sup>st</sup> 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.

DRAFT



- ① Sell 1-2 units per month or 12-24 Annual
- ② Store 6-12 unit at any given time.
- ③ Expecting 2-5 customers per week or 20 monthly

# Transportation and Economic Corridors Permit

## Request for Development Permit - On Private Property in Proximity of a Provincial Highway - **Approved**

<b>Permit Number:</b>	2026-0070508	<b>Highway(s):</b>	12:14
<b>Issued to (Permittee):</b>	Danny Missikewitz Stettler Alberta T0C2L0 dirtydetails.stettler@gmail.com		
<b>Legal Land Location:</b>	QS-NE SEC-32 TWP-038 RGE-19 MER-4	<b>Municipality:</b>	County of Stettler No. 6
<b>Approved By:</b>	Nichole Kwan	<b>Issuing Office:</b>	Central Region / Hanna
<b>Issued Date:</b>	2026.03.11		
<b>Description of Development:</b>	<p>- "My Business is located at 3804a 42nd Ave Stettler AB. I wish to sell vehicles at this location. In order to do so I'm applying for an AMVIC. They require County of Stettler approval. County requires a development permit and approval from Alberta Transport as I'm within 300 meters of Highway 12. Please note, I'm not building any structures, I'm wishing to park a couple vehicles in my fenced compound. Therefore, some information with a red Astrex on the application my not pertain to the purpose, but I will fill out in order to submit. I can be reached at 403-741-7864 for any assistance. Thank you."</p> <p>- Within Provincial Highway 12:14 Development Control Zone.</p> <p>- NE- 32-38-19-W4M</p> <p>- there will be 9 vehicles parked on this site</p> <p>- Hours of operation are Monday Through Friday from 8am to 5pm. Closed all weekends and holidays</p> <p>- anywhere between 1 and 3 customers daily. Traffic will be very light as I'm a service that only takes 1 customer per day for my detailing. I only expect to have one vehicle listed for sale at a time, and even that will be occasional. Traffic will occur between the hours of 8am and 5pm Monday through Friday.</p>		

Transportation and Economic Corridors Permit No. **2026-0070508** is issued to the above-named Permittee under authority of Section 14 of the *Highways Development and Protection Act* (the Act) authorizing the development(s) listed herein, and a further application is required for any changes or additions.

The approved site plan forms a part of this permit and any changes to the approved site plan will require an amendment or a new permit application.

**This permit is subject to the following terms and conditions, which should be carefully reviewed:**

1. This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act (Chapter H-8.5 2004), amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto.
2. This permit is subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals and does not excuse violation of any regulation, bylaw, or Act that may affect the proposed development.
3. The Permittee consents to a person designated by Transportation and Economic Corridors to enter upon land during construction and again upon completion of construction for the purpose of inspection to ensure the terms and conditions of this permit are met.
4. All works authorized by this permit shall be constructed, altered, maintained or operated at the sole expense of the Permittee. The permittee expressly waives any right to claim damages or compensation (including injurious affection) for development, signs or other encumbrances that are placed in an area required for future widening of the highway right of way for highway improvement purposes
5. In consideration of the permit issued in respect to this development, the Permittee shall indemnify and hold harmless Transportation and Economic Corridors, its employees and agents from any and all claims, demands, actions and costs whatsoever that may arise, directly or indirectly from anything done or omitted to be done in the construction, maintenance, alteration or operation of the works authorized.
6. The Permittee shall conform to the approved site plan. Failure to conform to the approved site plan without an approved amendment may result in enforcement measures as laid out in the Act
7. The proposed development is to be set back from the highway right of way, as shown on the attached site plan. No encroachment within this setback distance is permitted without an amendment to this permit.
8. This permit approves only the development contained herein, and further application is required for any changes or additions.
9. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
10. Transportation and Economic Corridors are under no obligation to reissue a permit if the development is not completed before expiry of this permit.
11. No new direct highway access will be permitted. Access shall be via the local municipal road or existing access.

12. Pursuant to Section 11(2) of the Highways Development and Protection Regulation, a permit for a sign is not required for a business identification sign for this development provided that the sign is located no closer to the highway than the proposed building or is no more than 30m from either side of the building. If a proposed sign does not meet these requirements the landowner shall submit a separate sign application.

13. Transportation and Economic Corridors accept no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.

Failure to comply with the terms and conditions of this permit is an offense pursuant to Section 35 of the Highways Development and Protection Regulation (the Regulation) and may result in enforcement or penalties as described in Section 55 of the Act and Section 35-36 of the Regulation.

This permit is valid for a period of **two years from the date of issuance**. If the works authorized by this permit have not commenced within this timeframe, the permit expires and the Permittee must submit a request for an extension, or reapply for a new permit, if they wish to proceed. Transportation and Economic Corridors are under no obligation to reissue a permit if the development is not completed before expiry of this permit.

Please contact Transportation and Economic Corridors through [RPATH application](#) if you have any questions, updates, additions, or require additional information.



Issued by **Nichole Kwan, Assistant Development & Planning Technologist**, on 2026.03.11 on behalf of the Minister of Transportation and Economic Corridors

## Nichole Kwan

---

**From:** Danny <dirtydetails.stettler@gmail.com>  
**Sent:** March 11, 2026 1:13 PM  
**To:** Nichole Kwan  
**Subject:** Re: Application RPATH0070508 for Development Permit - On Private Property

**CAUTION:** This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

- 1- Yes, this falls within the described NE-32-38-19-W4M. Please advise if you need confirmation other than my acknowledgment.
- 2- there will be 9 vehicles parked on this site.
- 3- Hours of operation are Monday Through Friday from 8am to 5pm. Closed all weekends and holidays.
- 4- I expect anywhere between 1 and 3 customers daily. Traffic will be very light as I'm a service that only takes 1 customer per day for my detailing. I only expect to have one vehicle listed for sale at a time, and even that will be occasional. Traffic will occur between the hours of 8am and 5pm Monday through Friday.

On Wed, Mar 11, 2026 at 12:57 PM Danny <[dirtydetails.stettler@gmail.com](mailto:dirtydetails.stettler@gmail.com)> wrote:  
Thank you so much Nichole. I'll tend to this right away.

On Wed, Mar 11, 2026 at 12:23 PM Nichole Kwan <[Nichole.Kwan@gov.ab.ca](mailto:Nichole.Kwan@gov.ab.ca)> wrote:

Hi Danny,

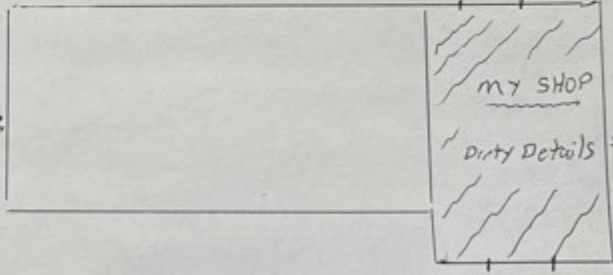
I am reviewing Application RPATH0070508 for Development Permit - On Private Property.

At your earliest convenience, please provide the following items to proceed with the review.

1. Please confirm, the proposed business falls within (NE-32-38-19-W4M) in the property circled below in green.

Fenced / Secured Compound

- Request to park X
- Vehicles indicated with "X" X
- X X
- X X







2. How many vehicles will be parked at the site.
3. Specify the business hours of operation (1.e. days of week, hours per day)
4. Please provide details on the traffic that is expected to be generated by the proposed business. For example, how much traffic may be expected on a daily basis, when will the most traffic occur.

Upon receiving the items above, I will be able to push the application further into the review process.

**Nics Kwan**

Assistant Development & Planning Technologist

Construction and Maintenance, Central Region

Transportation and Economic Corridors

Government of Alberta

Office Ph. (403) 340 -5204.

[nichole.kwan@gov.ab.ca](mailto:nichole.kwan@gov.ab.ca)



Classification: Protected A

---

**From:** Government of Alberta <[services@gov.ab.ca](mailto:services@gov.ab.ca)>

**Sent:** March 11, 2026 12:10 PM

**To:** Nichole Kwan <[Nichole.Kwan@gov.ab.ca](mailto:Nichole.Kwan@gov.ab.ca)>

**Subject:** Application RPATH0070508 for Development Permit - Within Highway Right of Way

Ref:MSG34137917\_LEIHA6rTa2JAjtK1RD0

- N -

Fenced / Sealed Compound

Request

to park

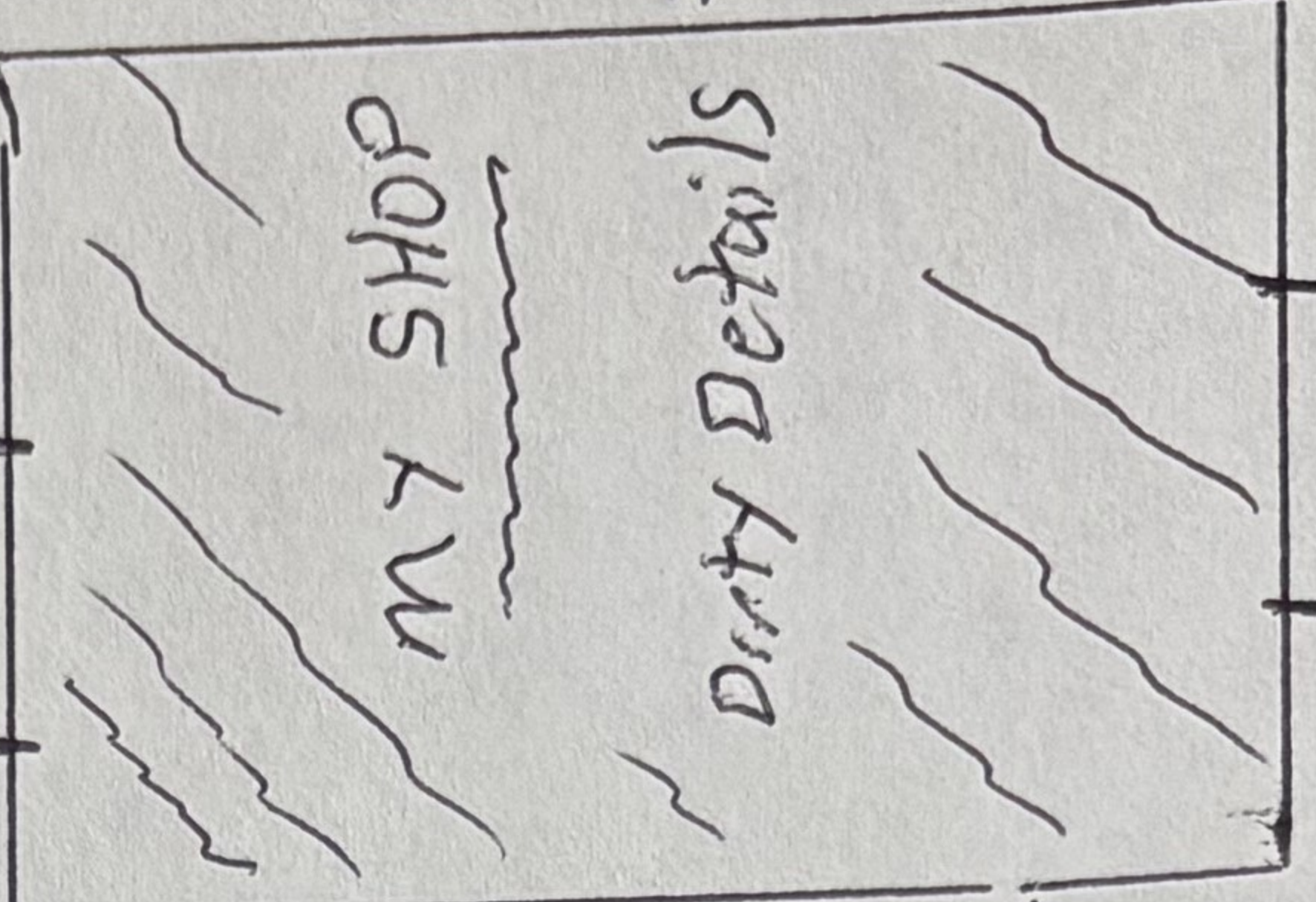
vehicles

indicated

with "

- X

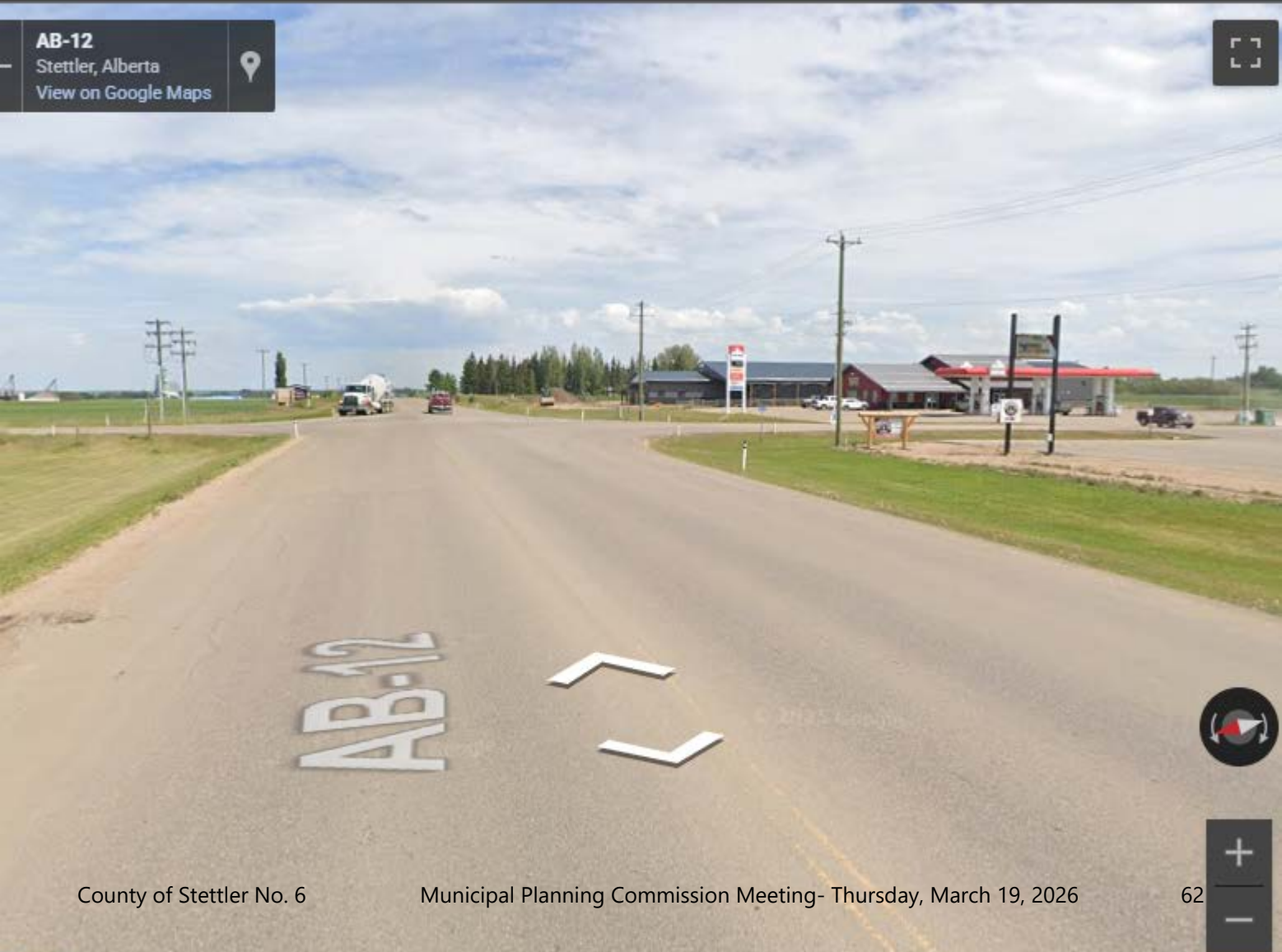
X

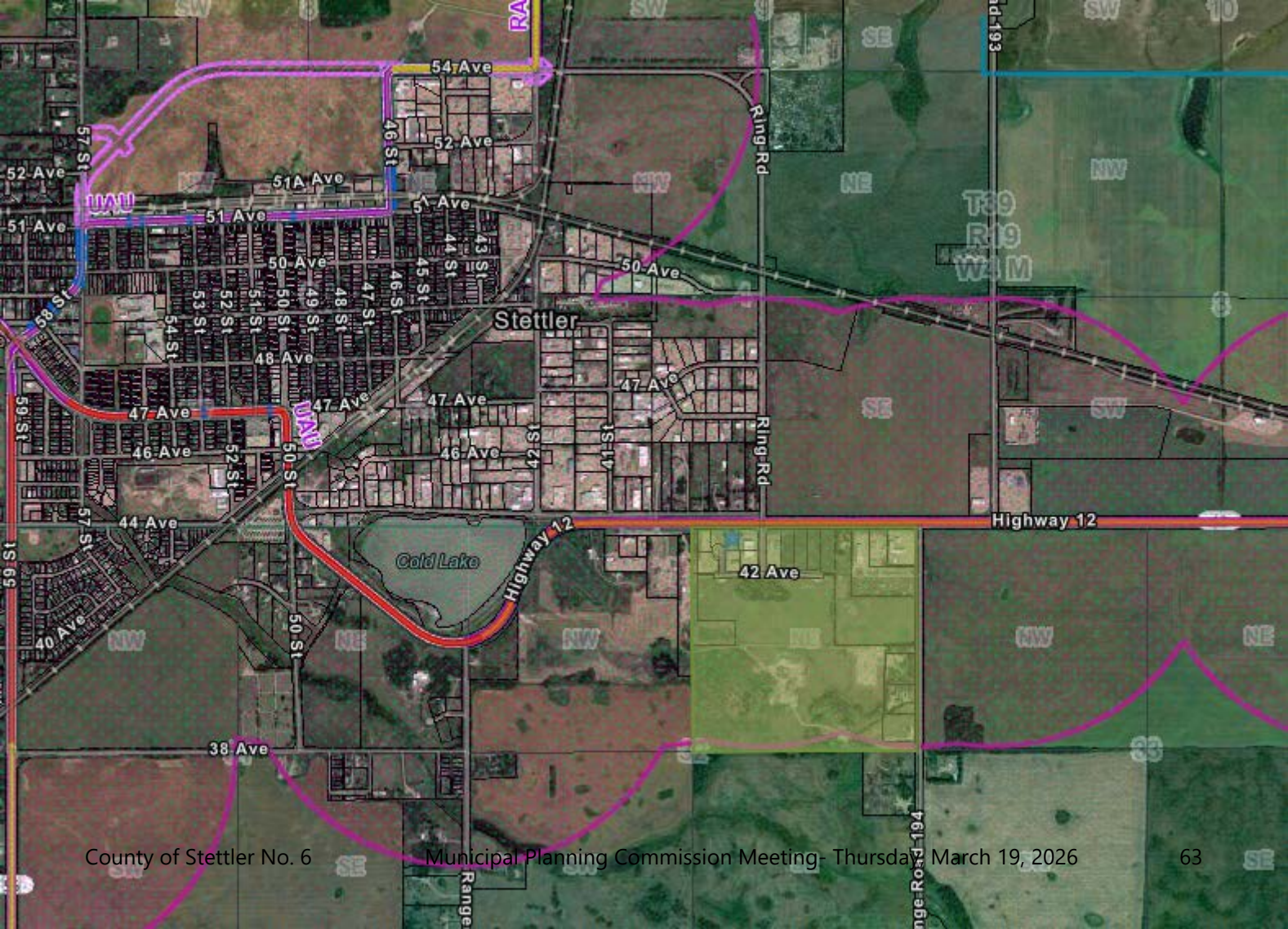


- S -



**AB-12**  
Stettler, Alberta  
[View on Google Maps](#)





LSD 0 QS SW Sec 2 Twp 39 Rge 19 W4M

44 Ave

44 Ave

44 Ave

9 Rd

Highway 12

Highway 12

HIGHWAY 12

Highway 12

Highway 12

12

13

14

1

15

1

5 MR

11

38a St

1

9

LSD 13 CS NE Sec 8 Twp 38 Rge 19 W4M

ROAD

42 Ave

ROAD

42 Ave

42 Ave





# Municipal Planning Commission

## Subdivision Report

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> March 19, 2026			
<b>FROM:</b>	Planning & Development	<b>WARD:</b>	Stettler
<b>OWNER:</b>	Peter M Hofer HUTTERIAN BRETHREN CHURCH OF ERSKINE	<b>APPLICANT:</b>	Rich Fitzgerald
<b>SUBJECT PROPERTY:</b>	NE 3-39-19-W4M	<b>ZONING:</b>	Agricultural District
<b>TOTAL AREA IN EXISTING TITLE:</b>	246.4 acres (99.7 hectares)	<b>AREA OF PROPOSED PARCELS:</b>	+/- 4.69 acres (1.90 hectares)
<b>FILE NO:</b>	SUB2026-01	<b>ROLL NO.</b>	433900

### 1.0 PURPOSE

To subdivide a 4.69 ac ( $\pm 1.90$  ha) parcel and a remainder parcel within the Agricultural District (A) as shown in Appendix A.

### 2.0 BACKGROUND AND DISCUSSION

The subject property is located approximately 3 km east of the Town of Stettler, within the County of Stettler. The location of the subject lands is shown in Appendix B. The subject property abuts Range Road 19-2 along its eastern boundary.

The terrain of the property is primarily characterized by cultivated cropland and an existing farmstead. The proposed parcel, comprising approximately  $\pm 4.69$  acres ( $\pm 1.90$  hectares), contains an existing dwelling. The remainder parcel contains several accessory shop and storage buildings, as well as a fenced livestock enclosure associated with the farmstead use, located north of the proposed parcel.

Subdivision Application SUB2025-15, which subdivided and consolidated  $\pm 4.19$  ac ( $\pm 1.70$  ha) from the SE 3-39-19-W4M and  $\pm 8.39$  ac ( $\pm 3.39$  ha) from the NE 3-39-19-W4M to create a  $\pm 12.58$  ac ( $\pm 5.09$  ha) lot, was approved by the Municipal Planning Commission on January 26, 2026 and is shown in Appendix E. That subdivision is adjacent to the current application (SUB2026-01) and included several accessory shop and storage buildings, as well as a fenced livestock enclosure associated with the farmstead use. However, SUB2025-15 has not yet been registered.

The following report will examine the proposed subdivision in relation to the County's existing plans, the comments obtained through the referral process, and other applicable planning considerations.

### **Intermunicipal Development Plan**

The subject property is outside any Intermunicipal Development Plan area.

### **Municipal Development Plan**

Policy 4.6 stipulates that, in the Agricultural District, the County generally supports the subdivision of an existing farmstead(s) as an agricultural parcel(s) if the following criteria are complied with: (i) The preferred maximum size of a farmstead parcel shall be determined by the size of the minimum area required to include the yard site with permanent bona-fide and viable buildings, shelter belt, access, power, pole, gas connection, domestic water well, and private sewage disposal system excluding the setback distance to property boundaries that are required under the Alberta Private Sewage Systems Standard of Practice issued by the Safety Codes Council under the Private Sewage Disposal Systems Regulation (Alberta Regulation 229/1997).

The proposed subdivided parcel and remainder parcel meet the MDP provisions.

### **Area Structure Plan / Outline Plan**

The subject property is not subject to an existing Area Structure Plan or Outline Plan.

### **Land Use Bylaw**

The subject property is located within the Agricultural (A) District of the Land Use Bylaw (LUB). The proposed parcel and the remainder parcel meet the minimum parcel size requirement of three acres.

### **Municipal Reserves**

Pursuant to Section 663(a) of the Municipal Government Act, Municipal Reserve is required for the 4.69 ac ( $\pm 1.90$  ha) parcel, as it is considered the second parcel out subdivided from NE 3-39-19-W4M.

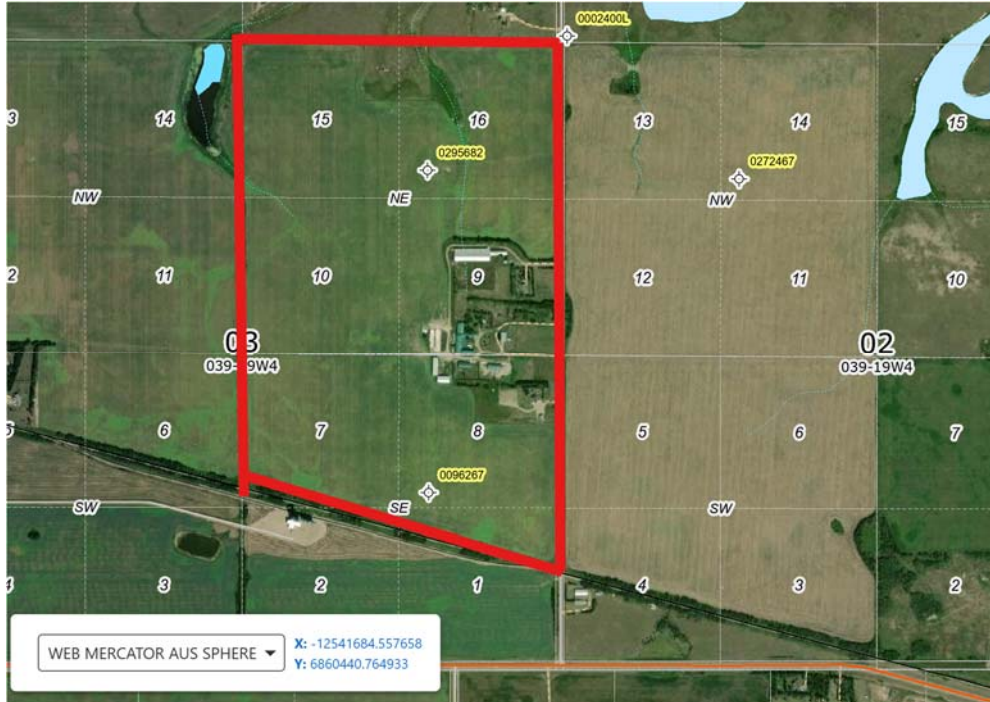
The required reserve dedication is calculated as 10% of 4.69 acres, equating to 0.469 acres.

Based on the County's current reserve rate of \$2,428 per acre, the required cash-in-lieu of Municipal Reserve is calculated as 0.469 acres  $\times$  \$2,428 per acre, totaling \$1,138.73, and is required to be paid prior to endorsement.

### **Water and Wastewater Services, Utilities**

The proposed parcel contains a septic holding tank. The remainder parcel has sufficient space to locate and develop a private wastewater system that meets the setback and separation distances required under the *Private Sewage Disposal Systems Regulation* (Alberta Regulation 229/1997) and the *Alberta Private Sewage Systems Standard of Practice*.

There is one abandoned well located in the northeast portion of NE 3-39-19-W4M, approximately 400 metres north of the boundary of the proposed parcel.



### **Access and Road Dedication**

The parcel abuts Range Road 19-2 along its eastern boundary. Range Road 19-2 meets the County's preferred 30-metre road right-of-way standard.

Sightlines from the north and south driveways meet the County expectations. Brushing is required to improve sightline distances between the two driveways.

The proposed parcel contains a developed driveway accessed from Range Road 19-2 along the parcel's northern boundary. The subdivision is intended to split the existing driveway, with an access easement to be established to ensure continued access for both the proposed parcel and the remainder parcel.

### **Rural Development Fund**

County policies require a \$1,000 contribution to the Rural Development Fund per acre of land above 5 acres. The proposed parcel has an area of 4.69 acres. No contribution is required.

**Site Photos**

A site inspection was completed on February 13<sup>th</sup>, 2026. The following images illustrate the general nature of the subject property.

*Photo 1: View of the existing dwelling*



*Photo 2: View of the drive way – looking north*



*Photo 3: View of the east part of the proposed land – looking east*



*Photo 4: View of the proposed parcel from east boundary*



## **REFERRAL COMMENTS**

The application was referred to County Staff, agencies with an interest in the land, and adjacent landowners. Comments in their entirety are attached in Appendix C.

### **Comments from Municipal Staff**

- Operations - No concerns

### **Comments from Adjacent Landowners**

- None

### **Comments from Referral Agencies**

- Canada Post - No Concerns, provide addressing updates if approved
- Apex Utilities - No objection
- TELUS - No concerns
- Alberta Transportation – No objection
  - Transportation and Economic Corridors has no objections in principle and offers the following comments with respect to this application:
    1. The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.
    2. The requirements of Section 19 are met, therefore no variance is required.

-Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.

### 3.0 RECOMMENDATION

In the opinion of the Subdivision Authority, the proposed application satisfies the requirements of Section 654 of the *Municipal Government Act*, the relevant matters listed in Section 9 of the *Matters Relating To Subdivision and Development Regulations* (see Appendix D); and complies with the MDP and the LUB.

Therefore, the Subdivision Authority **APPROVES** application **SUB2026-01** subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. A shared access easement shall be registered on the title of the proposed parcel and the title of the remainder parcel to ensure legal access for both parcels using the north driveway.
4. Municipal reserves shall be provided by cash-in-lieu of land in the amount equal to 10% of the parcel being created [i.e. 10% of 4.69 acres equals 0.469 acres]. The applicant and the County have agreed that, for the purpose of this subdivision application the fair market value of land within the NE 3-39-19-W4M is \$2,428.00 per acre (as determined pursuant to Policy 1.32 Municipal Reserve and Environmental Reserve Land Value). Therefore, the cash-in-lieu of land amount to be paid for the 0.469 acres MR dedication is \$1,138.73. The exact amount will be calculated based on the parcel area shown in the final plan of subdivision.
5. The applicant shall contact the County Operations Department to arrange for the clearing of trees and grubbing of underbrush and stumps within the west side of Range Road 19-5 to achieve 160 metre sight distances from the centreline of the two access points to the proposed lot.

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

- a. The applicant is responsible for the payment of the \$200.00 endorsement fee to the County per new lot created through subdivision.
- b. The developer is responsible for making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
- c. Any existing instruments on the land title, for example lease roads, pipelines or other oil and gas facilities or other infrastructure and agreements are automatically carried forward from the land title of the subject property to the land title(s) of the proposed parcel(s).
- d. Please notify Alberta One-Call at 1-800-242-3447 to arrange for field locating should any excavations be required near utility lines.
- e. An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.
- f. If the applicant intends to apply to participate in the County's residential laneway snow plowing

program it is the applicant's responsibility to construct and maintain at no cost to the County a laneway that complies with the County's access requirements for snow plowing equipment. Please contact the County for further details. The laneway snow plowing program does not apply to commercial and industrial properties or to properties in a hamlet or a multi-lot subdivision.

- g. Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply 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.
- h. The issuance of this conditional Subdivision Approval indicates only that the proposed subdivision is approved in accordance with the provisions of the County of Stettler No. 6 Municipal Development Plan, Land Use Bylaw and related policies and does in no way relieve or excuse the applicant or landowner 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 conditional Subdivision Approval 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 subdivision approval may impact a wetland.

#### 4.0 ALTERNATIVES

- 1. Postpone the application pending further information.

**OR:**

- 2. Deny the application, stating reasons.



---

**Jiayi Wang**  
**Planner, Parkland Community Planning Services**

Attachments  
Appendix A: Proposed Subdivision  
Appendix B: Location Map  
Appendix C: Referral Comments

Appendix D: *Municipal Government Act* – Approval of Application - Section 654  
*Matters Relating To Subdivision and Development Regulation* – Relevant Considerations – Section  
Appendix E: SUB2025-15 Subdivision Map



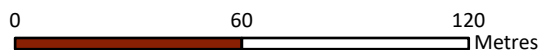
Location of Proposed Subdivision  
 SUB2026-01  
 NE 3-39-19-W4M



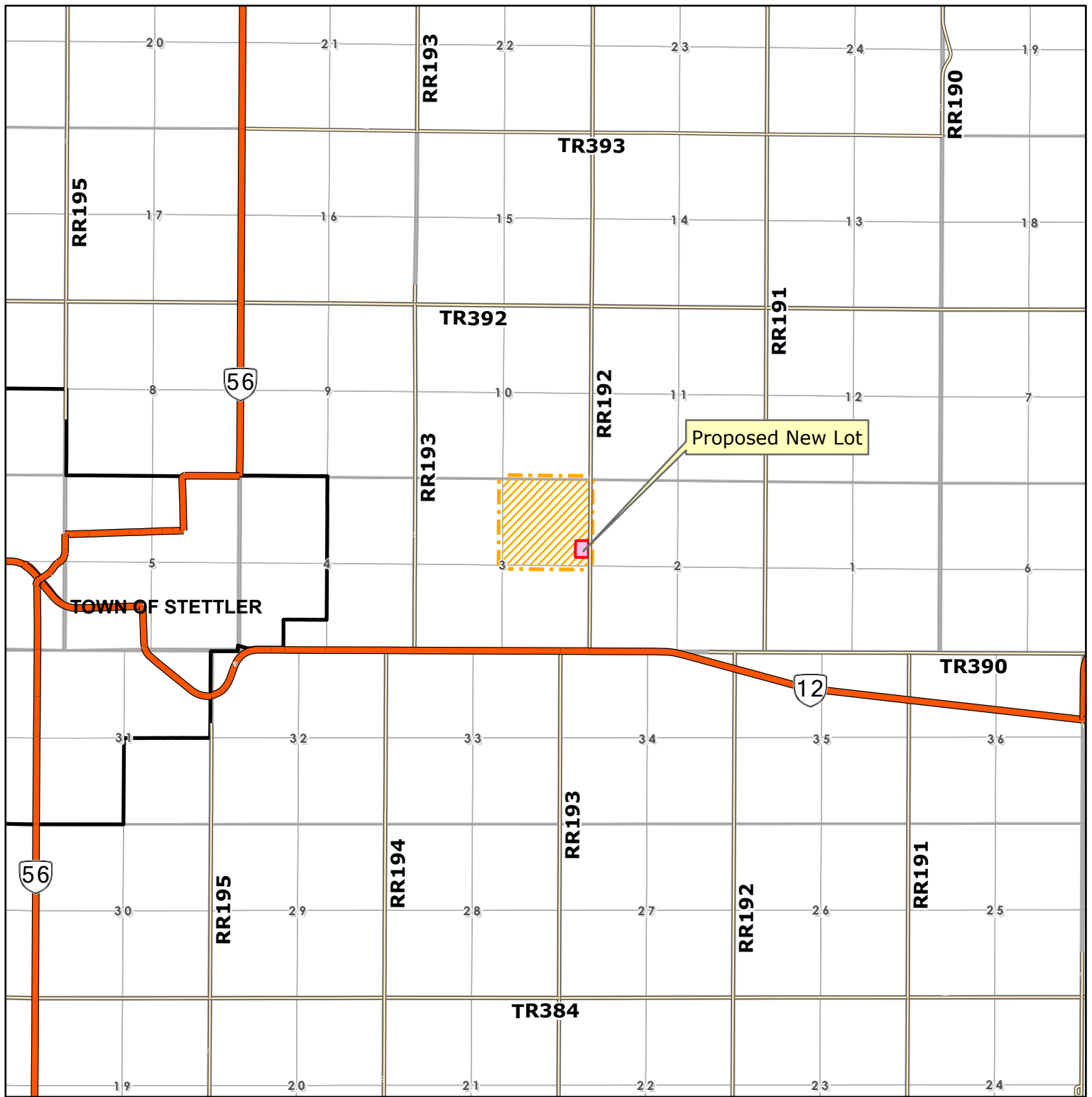
**Legend**

- Lot(s)
- Property Subject to Subdivision

1:2,000



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.




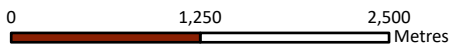
Location of Proposed Subdivision  
 SUB2026-01  
 NE 3-39-19-W4M



1:50,000

**Legend**

 Property Subject to Subdivision



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.

---

**RE: Subdivision Referral - County of Stettler: NE 3-39-19-W4M - PCPS file: SUB2026-01**

---

From WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>

Date Wed 2026-02-11 12:05 PM

To Jiayi Wang <jiai.wang@pcps.ab.ca>

Canada Post has no concerns with application. Please provide any address additions or updates resulting from application.

Thank you,

Jeffrey Way  
Canada Post  
Edmonton Delivery Services  
201 – 12135 149 ST NW  
Edmonton AB T5L 5H2

780-405-0378 W-cell  
780-944-3395 fax  
[jeffrey.way@canadapost.ca](mailto:jeffrey.way@canadapost.ca)

Correct Addressing & Data equates to Correct Delivery

---

**From:** Jiayi Wang <jiai.wang@pcps.ab.ca>

**Sent:** February-11-26 10:18 AM

**Subject:** Subdivision Referral - County of Stettler: NE 3-39-19-W4M - PCPS file: SUB2026-01

---

**This Message Is From an External Sender | Ce message provient d'un expéditeur externe**

This message came from outside your organization. Please be CAUTIOUS, particularly with links and attachments. | Ce message provient de l'extérieur de votre organisation. Veuillez faire preuve de PRUDENCE, particulièrement lorsqu'il s'agit de liens et de pièces jointes.

[Report Suspicious](#)

Good morning,

Please see the attached circulation and provide comments, if any, no later than March 4th, 2026.

Thank you!

---

**RE: Subdivision Referral - County of Stettler: NE 3-39-19-W4M - PCPS file: SUB2026-01 - AUI RESPONSE**

---

**From** Third Party Requests <thirdpartyrequests@apexutilities.ca>

**Date** Wed 2026-02-11 11:31 AM

**To** Jiayi Wang <jiayi.wang@pcps.ab.ca>

 1 attachment (10 MB)

SUB2026-01 Agency Referral Letter.pdf;

To Whom It May Concern:

Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify **Utility Safety Partners at 1-800-242-3447** to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

Thank you,  
Land Services  
APEX Utilities Inc.

---

**From:** Jiayi Wang <jiayi.wang@pcps.ab.ca>

**Sent:** Wednesday, February 11, 2026 10:18 AM

**Subject:** Subdivision Referral - County of Stettler: NE 3-39-19-W4M - PCPS file: SUB2026-01

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Please see the attached circulation and provide comments, if any, no later than March 4th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner

Unit B, 4730 50th Street  
County of Stettler No. 6

---

**Re: Subdivision Referral - County of Stettler: NE 3-39-19-W4M - PCPS file: SUB2026-01**

---

**From** circulations . <circulations@telus.com>

**Date** Wed 2026-02-11 10:32 AM

**To** Jiayi Wang <jiai.wang@pcps.ab.ca>

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Regards,

**Joanne Bourdage**

**Real Estate Specialist | TELUS Land Solutions Team  
Customer Network Planning (CNP)**

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

**The future is friendly®**

[circulations@telus.com](mailto:circulations@telus.com)

On Wed, Feb 11, 2026 at 10:18 AM Jiayi Wang <[jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)> wrote:

Good morning,

Please see the attached circulation and provide comments, if any, no later than March 4th, 2026.

Thank you!

Jiayi Wang, MPLAN  
Planner  
Unit B, 4730 50th Street  
Red Deer, AB. T4N 1X2

Phone: 403-605-5515  
8:00 AM-4:30 PM(Monday to Friday)  
Email: [jiai.wang@pcps.ab.ca](mailto:jiai.wang@pcps.ab.ca)

# Transportation and Economic Corridors Notification of Referral Decision

## Subdivision in Proximity of a Provincial Highway

<b>Municipality File Number:</b>	SUB2026-01	<b>Highway(s):</b>	12
<b>Legal Land Location:</b>	QS-NE SEC-03 TWP-039 RGE-19 MER-4	<b>Municipality:</b>	County of Stettler No. 6
<b>Decision By:</b>	Yashi Parmar	<b>Issuing Office:</b>	Central Region / Hanna
<b>Issued Date:</b>	February 25, 2026	<b>Appeal Authority:</b>	Subdivision and Development Appeal Board
<b>RPATH Number:</b>	RPATH0069902		
<b>Description of Development:</b>	<p>RE: Proposed Subdivision: To subdivide a 4.69 ac (1.90 ha) parcel and a remainder parcel within the Agricultural District (A) Legal Description: NE 3-39-19-W4M Location: County of Stettler No. 6 Applicant: Rich Fitzgerald Landowner: Hutterian Brethren Church of Erskine Pursuant to the Municipal Government Act, this application is being referred to agency stakeholders to advise of a proposed subdivision application. Please forward your comments and recommendations on this proposal by March 4th, 2026. If we have not received your comments within this period, we will process the application as if you have no objections to the proposed subdivision. In your reply, please reference our file number. Jiayi</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 12.

**Transportation and Economic Corridors has no objections in principle and offers the following comments with respect to this application:**

1. The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.
2. The requirements of Section 19 are met, therefore no variance is required.

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Yashi Parmar, Development and Planning Technologist**, on February 25, 2026 on behalf of the Minister of Transportation and Economic Corridors

## APPENDIX D

### Municipal Government Act

#### Approval of Application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any
- (c) statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided, the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

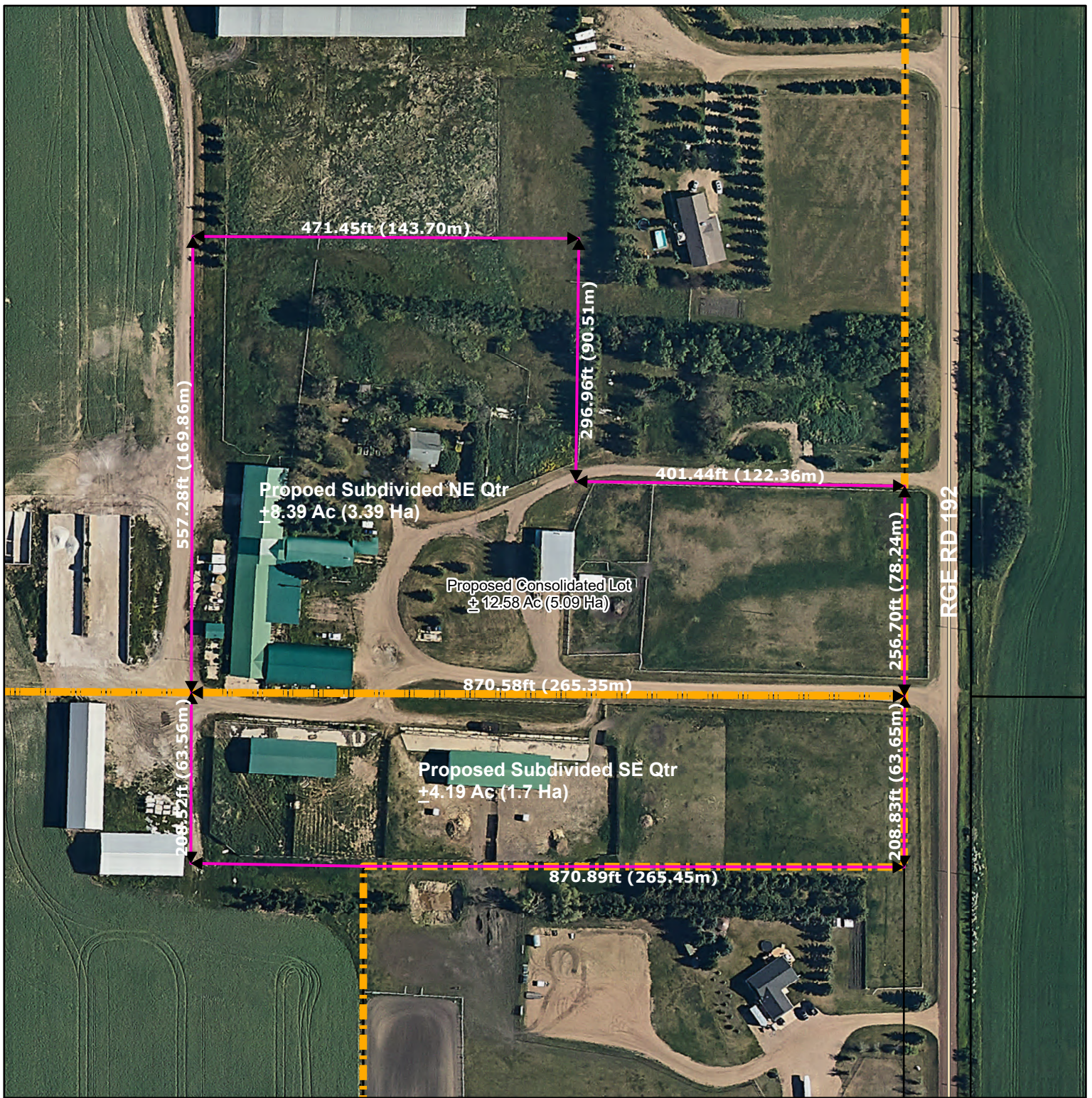
(3) A subdivision authority may approve or refuse an application for subdivision approval.

### Matters Relating To Subdivision and Development Regulation

#### Relevant Consideration

9 In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road,
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.



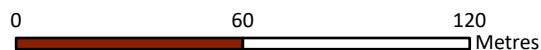
Location of Proposed Subdivision  
 SUB2025-15  
 NE and SE 3-39-19-W4M



**Legend**

- Proposed Consolidated Lot
- - - Property Subject to Subdivision

1:2,000



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.

The total number of Development Permits processed from January 1 – March 10 was very similar in 2025 and 2026.

**Total number of permits processed from January 1, 2026 – March 10, 2026 = 11**

DP No.	Legal Description	Applicant	Owner	Proposed Development	Use	Construction Value
DP 26001	Lot 12 Block 2 Plan 162 3372	William Storey	William Storey	Placement of manufactured home + build deck	D	\$195,000
DP 26002	Lot 13 Block 2 Plan 822 2364	Stacy Crook	Stacy Crook	Construction of Detached Dwelling with attached ancillary building	D	\$290,000
DP 26003	Lot 2 Block 1 Plan 152 3551	Allan Burton	Salty Cat Inc.	Recreational vehicle park and/or campground	D	\$250,000
DP 26004	Lot 2 Block 1 Plan 072 6248	Shawn & Amanda Wadstein	Shawn & Amanda Wadstein	Oilfield Service or Supply Business - Minor	D	\$200,000
DP 26005	Lot 2 Block 2 Plan 992 4620	John & Melanie Ross	John & Melanie Ross	RV as a dwelling	P	-
DP 26006	Lot 1 Block 1 Plan 252 2255	Dalen and Kelsey Helmig	Dalen & Kelsey Helmig	Construction of Detached Dwelling	P	500000
DP 26007	Lot 1 Block 1 Plan 962 2072	Sheldon Donald	Sheldon Donald	Construction of Ancillary Building - Oversized with size variance	D	\$175,000
DP 26008	NW 18-41-19-W4M	Randy Salmon	Norm & Bev Salmon	Placement of manufactured home	P	\$310,000
DP 26009	NE 32-35-20-W4M	William & Laurel Smith	William & Laurel Smith	Placement of a Manufactured Home	P	\$350,000
DP 26010	Lot 9 Block 1 Plan 142 3672	Danny Missikewitz	James Patko & Luke Gumache	Automotive and Minor Recreational Vehicle Sales/Rentals	D	-
DP 26011	Lot 12 Block 1 Plan 052 1511	Zeno Renewables	Maria Young	Private Utility-Roof mounted solar panels	P	\$20,100

**Total number of permits processed from January 1, 2025 – March 10, 2025 = 10**

DP No.	Legal Description	Applicant	Owner	Proposed Development	Use	Construction Value
DP 25001	Lot 38MR Block 1 Plan 062 0721	Buffalo Lake Meadows Owners Association	County of Stettler	Construction of pavilion	P	\$55,000
DP 25002	NW-3-35-20 W4	Buffalo Jump Contracting Inc.	Louis + Janice Hermus	Hauling gravel	D	Undisclosed
DP 25003	Lot 104 Block 2 Plan 232 1805	Tyler Povey	Judi Hilker	Roof mounted solar panels on existing shed	P	\$19,500
DP 25004	Lot 2+3 Block 2 Plan 142 0412	Hwy 12	Hwy 12 Real Estate	Create 3 parcels from 2 existing lots. Construct Automotive & minor RV sales and repair shop. Construct a shop to operate an oilfield service and supply -minor and freight company.	D	Undisclosed
DP 25005	Lot R Plan 3966MC	Classic Furnishings Ltd.	Don-Syl Holdings Ltd.	Manufacturing plastic furniture and displaying sheds for sale.	D	\$0
DP 24006	NE-15-35-15-W4M	Clifford James + Jenelle Hassett	Clifford James + Jenelle Hassett	Placement of detached dwelling and attached ancillary	P	\$400,000
DP 25007	Lot 1 Block 1 Plan 082 8280	Dane + Lindsay Graham	Dane + Lindsay Graham	Construction of detached dwelling and attached ancillary	P	\$700,000
DP 25008	Lot 2+3 Block 2 Plan 142 0412	Hwy 12	Hwy 12 Real Estate	Construction of a 1200sqft building to operate an oilfield service and supply-minor, a freight company, and a Food and Beverage Service Facility	D	Undisclosed
DP 25009	Lot 1 Block 1 Plan 182 0700	Janis Hay	Janis Hay	Placement of detached dwelling and removal of existing manufactured home	P	\$125,000
DP 25010	Lot 1 Block 1 Plan 172 2445	Kathryn Tutt	Kathryn Tutt	Western wear and tack consignment store	D	\$0