

# REGIONAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

**Hearing for Appeal of Development Permit DP 21132 on  
Lot 1, Plan 7921292 (Pt. NW 25-37-19-W4M) at  
37465 Range Road 19-1, County of Stettler No. 6**

**January 18, 2022**

**MUNICIPALITY:** County of Stettler No. 6

**DATE:** Tuesday, January 18, 2022

**TIME:** 1:30 PM MST

**PLACE:** Due to COVID-19 restrictions, the hearing will be conducted via virtual electronic communications (Zoom). The Zoom meeting will be open at 1:15 PM MST to enable participants to get connected and troubleshoot any connection problems if necessary.

The computer and phone links to the Zoom meeting are as follows:

Computer:

<https://us06web.zoom.us/j/85091828899?pwd=THYxSGxINkhQVWhaQ0oxS1QxNVZEdz09>

Meeting ID: 850 9182 8899  
Passcode: 704695

Phone:

+1 587 328 1099 Canada  
Meeting ID: 850 9182 8899  
Passcode: 704695

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# REGIONAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Hearing for Appeal of Development Permit DP 21132 on Lot 1, Plan 7921292 (Pt.  
NW 25-37-19-W4M) at 37465 Range Road 19-1, County of Stettler No. 6  
January 18, 2022

## AGENDA

- |  |       |
|--|-------|
| 1. Call to Order   | Chair |
| 2. Agenda Approval   | Chair |
| 3. Introduction of Appeal Topic and Panel Members and Staff            | Chair |
| 4. Introduction of Applicant/Appellant and Development Authority       | Chair |
| 5. Call for and Introduction of Other Parties wishing to Speak/Present | Chair |
| 6. Overview of Hearing Procedure                                       | Chair |

### PRELIMINARY HEARING

- |   |       |
|---|-------|
| 7. Call for Objections to Panel Members                 | Chair |
| 8. Appeal Statements and Notice Given                   | Clerk |
| 9. Other Preliminary Matters                            | Chair |
| 10. Deliberation of Panel Members (Private) – If Needed | Panel |

### MERIT HEARING

- |   |                       |
|---|-----------------------|
| 11. Development Authority Submission and Presentation | Development Authority |
| 12. Questions of the Development Authority            | Chair                 |
| a. From Panel Members                                 |                       |
| b. From Applicant/Appellant                           |                       |
| c. From Other Parties who requested to speak/present  |                       |

- |  |                          |
|--|--------------------------|
| <b>13. Applicant/Appellant Submission and Presentation</b>           | Applicant                |
| <b>14. Questions of the Applicant/Appellant</b>                      | Chair                    |
| a. From Panel Members  |                          |
| b. From Development Authority  |                          |
| c. From Other Parties who requested to speak/present                 |                          |
| <b>15. Submissions and Presentations from Other Parties (If Any)</b> | Other Parties (in order) |
| <b>16. Questions of the Other Parties (If Any)</b>                   | Chair                    |
| a. From Panel Members  |                          |
| b. From Development Authority  |                          |
| c. From Applicant/Appellant  |                          |
| d. From Other Parties who requested to speak/present                 |                          |
| <b>17. Final Questions from Panel Members</b>                        | Chair                    |
| <b>18. Summary and Rebuttal Statements</b>                           | Chair                    |
| a. From Development Authority  |                          |
| b. From Applicant/Appellant  |                          |
| c. From Other Parties who requested to speak/present                 |                          |
| <b>19. Chair's Closing Comments</b>                                  | Chair                    |
| <b>20. Deliberations of Panel Members (Private)</b>                  |                          |
| <b>21. Adjournment of Hearing</b>                                    |                          |

# TAB A: NOTICE OF APPEAL

County of Stettler No. 6  
 Subdivision & Development  
 Appeal Board

**Received**  
 DEC 23 2021  
 County of Stettler

## Subdivision and Development Appeal

Section 678, Municipal Government Act, R.S.A. 2000, c. M-26

Appellant Information			
Name of Appellant <b>Danelle Klettke</b>		Agent Name (if applicable)	
Mailing Address [REDACTED]	City [REDACTED]	Province [REDACTED]	Postal Code [REDACTED]
Home Phone # [REDACTED]	Business Phone # [REDACTED]	Fax # [REDACTED]	
Email Address [REDACTED]			

The personal information is being collected in accordance with section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act and under the authority of the *Municipal Government Act* Section 3. It will be used for the purpose of conducting a Subdivision and Development Appeal Board hearing. This information will form part of a file that is publicly available on request. If you have any questions about the collection, use or disclosure and protection of this personal information, please contact the Subdivision and Development Appeal Board Office at 403-742-4441.

- I would like to receive all correspondence including hearing notices and decisions via the email address provided above and understand no paper copies will be sent.
- Electronic documents are in .pdf format which require Adobe Reader software be installed on your computer.

Site Information		
Municipal Address of Site	File Number <b>DP 21132</b>	Date of Decision <b>Dec. 16, 2021</b>
Legal Description of Site (must be included) <b>Lot 1 Plan 7921292 P.T. NW 25-37-19 W4</b>		

Appeal Against <small>(please check ONE box only – for multiple appeals you must submit another Notice of Appeal)</small>		
Subdivision Application	Development Permit	Stop Order
<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Stop Order

Office Use Only	
<b>Date Received</b>	
<b>Receipt Number for Fees</b>	

A \$450 appeal fee is required to be submitted with an application. This fee is refunded if the appeal is successful.

Forward this form, the appeal fee and all supporting documentation to:  
 The County of Stettler Subdivision & Development Appeal Board  
 PO Box 1270, Stettler, AB, T0C 2L0  
[sdab@stettlercounty.ca](mailto:sdab@stettlercounty.ca)

Fees can be paid by cheque accompanying this form, by credit card over the phone at 403-742-4441, or in person.

**Reason for Appeal**

Under CR-A zoning, section 96.7 states that Landowners and residents within this District must be aware that Agriculture is adjacent and agricultural operations take precedence.

As per permitted use, we have 7.5 acres that can be fenced to hold 15 adult pigs. We are simply asking to keep these pigs on our South lot away from neighbors so they are not a nuisance. Doing so allows us much more space to plant trees on our north lot which will reduce any noise and smell. We are also prepared and able to remove manure in the spring to a different location. The area fenced off on the South lot will be between 4.35-4.5 acres, reducing the variance as reported greatly.

(Attach additional pages and supporting documentation as applicable)

Signature of Appellant/Agent

Date



RGE RD 191

2598722

© MuniSight, © OpenStreet

Current Scale



Owner: Klettke, D & L  
Roll: 412400  
Rural Legal: NW-25-37-19-4  
Urban Legal: 7921292 1  
Address: 37465 RGE RD 191



**County of Stettler**

PO Box 1270  
6602 44 Ave  
Stettler AB T0C 2L0

**RECEIPT OF PAYMENT**

KLETTKE, DANELLE



Receipt Number: 62174

Tax Number: GST#: R106989361

Date: December 23, 2021

Initials: EW

Type	Account / Ref. #	Description	Quantity	Amount Paid	Balance Remaining
General	SDAB	Subdivision & Devp Appeal Brd	1	\$450.00	N/A

Total Balance Remaining:

Cheque Number: 287

Subtotal: \$450.00

Taxes: \$0.00

Total Receipt: \$450.00

Cheque: \$450.00

Total Amount Received: \$450.00

Amount Returned: \$0.00

## **TAB B: APPLICATION**

**CONTACT INFORMATION**

Name of Applicant: <i>Danelle Klette</i>		Tel. [REDACTED]
Address: [REDACTED]		Mobile:
City: [REDACTED]	Prov. AB [REDACTED]	Fax:
Postal Code: [REDACTED]		Email: [REDACTED]

**OFFICE USE ONLY**

Application Fee: <i>300.00</i>	Receipt No.: <i>61570</i>
Date First Received:	Date Deemed Complete:
Received By: <i>Rich Fitzgerald</i>	
Land Use District: <i>Country Residence Agricultural</i>	
Proposed Development: <i>Agricultural Operation</i>	
Permitted/Discretionary Use: <i>Discretionary</i>	
Public Participation Required:	Yes/No <input checked="" type="radio"/> County Arrange/Applicant Arrange
Development Permit No.: <i>DP 21132</i>	

**SECTION A – SITE INFORMATION**

Lot 1 Block \_\_\_\_\_ Plan 7921292

¼ NW Section 25 Twp 37 Range 19 W of 4 M

Hamlet or Subdivision Name (if applicable) \_\_\_\_\_

Rural Address 37465 Hge RD 191 Parcel Size \_\_\_\_\_

Existing Buildings and Present Use Residential

**SECTION B – PROPOSED DEVELOPMENT**

Describe the Proposed Development: Agricultural Operation - 21 pigs; 14 piglets

Floor Area (main floor) \_\_\_\_\_

Proposed Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides \_\_\_\_\_ and \_\_\_\_\_

Height (above grade) \_\_\_\_\_

Type of Footings and/or Foundation \_\_\_\_\_

Access: Existing approach Yes \_\_\_ No \_\_\_ If not, a request for an access approach must accompany this application.

Estimated Value of Proposed Development \_\_\_\_\_

**For Mobile Home/Recreational Vehicles/Modular Only:**

Model: \_\_\_\_\_ Year: \_\_\_\_\_ Serial Number: \_\_\_\_\_

Length: \_\_\_\_\_ Width: \_\_\_\_\_

**SECTION C – GEOGRAPHIC AND PHYSICAL CHARACTERISTICS**

**Are any of the following within 800 meters (½ mile) of the proposed development?**

Land fill or garbage disposal site \_\_\_ Sour gas facilities \_\_\_ Rights-of-Way (e.g. pipeline, lease road, etc.) \_\_\_\_\_

River, creek or water body \_\_\_\_\_ Slopes of 15% or greater \_\_\_\_\_ Confined Feeding Operation \_\_\_\_\_

Sewage treatment plant or sewage lagoon \_\_\_\_\_ Environmentally sensitive area \_\_\_\_\_

Provincial Highway Right-of-Way (if yes, approval from AB Transportation is required). Name of highway \_\_\_\_\_

Multi-lot subdivision \_\_\_\_\_

Municipal Boundary (name of adjacent municipality) \_\_\_\_\_

## Consent Form

### Landowner Consent and Right of Entry

(If the applicant is not the registered owner, then the LANDOWNER must sign the following consent.)

I/We, \_\_\_\_\_, being the registered owner(s) of the property legally described as  
Name of Registered Owner(s)

\_\_\_\_\_ do hereby authorize \_\_\_\_\_ to make  
Legal Land Description Name of Applicant(s)

application for a development permit on the above noted property.

I further authorize the staff of the County of Stettler No. 6 and referral agencies to enter my land for the purpose of conducting a site inspection with respect to this application.

The landowner(s) hereby agree(s) that the County of Stettler No. 6 may release the information contained within this application for the purposes of properly processing this application. This release may include, but is not limited to, publication in local newspapers, inclusion in referral letters to agencies and adjacent landowners and inclusion in the Municipal Planning Commission and/or County of Stettler No. 6 Council Packages. Personal contact information will not be published.

\_\_\_\_\_  
Signature of Land Owner

\_\_\_\_\_  
Date

### Applicant Consent

I, Danelle Klettke hereby certify that I am the applicant and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for a development permit. I have read and understand all of the stipulations outlined in this application, including pages 1 and 2.

I hereby agree to indemnify and hold harmless the County of Stettler No.6, 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 by any approval that may be granted in response to this application. The County of Stettler is not responsible for the information provided.

The County of Stettler No. 6 will endeavor to process this application within the 40-day time period provided for by Section 684 of the Municipal Government Act. The applicant hereby agrees, pursuant to those provisions, that the County of Stettler No. 6 may, if reasonably deemed necessary to properly process this application, exceed the 40-day time period for an additional period of not more than 40 days.

I hereby agree that the County of Stettler No. 6 may release the information contained within this application for the purposes of properly processing the application. This release may include, but is not limited to, publication in local newspapers, inclusion in referral letters to agencies and adjacent landowners and inclusion in the Municipal Planning Commission and/or County of Stettler No. 6 Council Packages. Personal contact information will not be published.

Danelle Klettke

Angela Klettke  
Signature of Applicant

Nov. 25/21

Date

D Klettke



County of Stettler

PO Box 1270  
6602 44 Ave  
Stettler AB T0C 2L0

# RECEIPT OF PAYMENT

Page 1

KLETTKE, DANELL



Receipt Number: 61570

Tax Number: GST#: R106989361

Date: November 26, 2021

Initials: JB

Type	Account / Ref. #	Description	Quantity	Amount Paid	Balance Remaining
General	DEV	Development Permit	1	\$300.00	N/A

Total Balance Remaining:

Cheque Number: 286

Subtotal: \$300.00

Taxes: \$0.00

Total Receipt: \$300.00

Cheque: \$300.00

Total Amount Received: \$300.00

Amount Returned: \$0.00

### Preview

S

LINC	SHORT LEGAL	TITLE NUMBER
0012 778 080	7921292;;1	212 117 330

LEGAL DESCRIPTION  
 PLAN 7921292  
 LOT 1  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 2.12 HECTARES (5.24 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;19;37;25;NW

MUNICIPALITY: COUNTY OF STETTLER NO. 6

REFERENCE NUMBER: 082 369 491

---

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		
212 117 330	25/05/2021	TRANSFER OF LAND		\$254,000	\$254,000

OWNERS

DANELLE KLETTKE

AND

LARRY KLETTKE

AND

ANGELA KLETTKE

ALL OF:

[Close](#)

# TAB C: NOTICE OF DECISION



County of Stettler No. 6  
Box 1270  
6602 – 44 Avenue  
Stettler, Alberta T0C 2L0  
T:403.742.4441 F: 403.742.1277  
www.stettlercounty.ca

December 16, 2021

Danelle Klettke



**RE:**

**Proposed Development:** Agricultural Operation (16 swine and offspring) within the Country Residence  
Agricultural Land Use District

**Legal Description:** Lot 1 Plan 7921292 (P.T. NW 25-37-19W4M)

**Rural Address:** 37465 Rge Rd 19-1

**File Number:** DP 21132

**Decision Date:** **December 16, 2021**

**Notice of Decision – THIS IS NOT A DEVELOPMENT PERMIT**

This is to notify you that the County of Stettler No. 6's Development Authority denied your development permit application as referenced above, for the following reasons:

- (i) Due to the difficulty of enforcing noise and odor issues causing a nuisance to the neighboring property; and
- (ii) Having a higher amount of adult swine than the land use district allows – 200% variance is not acceptable.”

**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 website at the following link ([www.stettlercounty.ca/SDAB](http://www.stettlercounty.ca/SDAB)). 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 Secretary  
Subdivision & Development Appeal Board  
The County of Stettler No. 6  
Box 1270, Stettler, AB  
T0C 2L0

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.

Please contact the undersigned if you require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Jacinta Donovan".

---

Jacinta Donovan  
Director of Planning Services

**TAB D: INFORMATION PROVIDED BY  
DEVELOPMENT AUTHORITY**

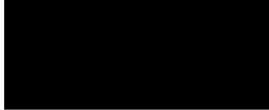


# County of Stettler No. 6

Box 1270  
6602 – 44 Avenue  
Stettler, Alberta T0C 2L0  
T:403.742.4441 F: 403.742.1277  
www.stettlercounty.ca

December 16, 2021

Danelle Klettke



Dear Ms. Klettke:

**RE: Notice of Non-Compliance Lot 1 Plan 7921292 (37465 Rge Rd 19-1)**

The County's Municipal Planning Commission reviewed your development permit application to provide for additional livestock units on your property referenced above at their December 9, 2021 Meeting.

The Board concluded the additional units could not be accommodated on the subject property as per the Notice of Decision dated December 16, 2021.

Please take the necessary measures to remove the excess 12 swine from Lot 1 Plan 7921292 by March 31, 2021 in order to bring your property into compliance with the County's Land Use Bylaw.

Should you have any questions and/or concerns regarding this matter, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script that reads "Jacinta Donovan".

---

County of Stettler NO. 6  
Jacinta Donovan  
Director of Planning Services



# Municipal Planning Commission

## *Development Officers' Report - Development Permit*

<b>DATE OF MUNICIPAL PLANNING COMMISSION MEETING:</b> December 9, 2021			
<b>FROM:</b>	Planning & Development Services	<b>WARD:</b>	Big Valley
<b>OWNER:</b>	Danelle, Larry & Angela Klettke	<b>APPLICANT:</b>	Danelle Klettke
<b>SUBJECT PROPERTY:</b>	Lot 1 Plan 7921292 P.T. NW 25-37-19W4M 37465 Rge Rd 19-1	<b>ZONING:</b>	Country Residence Agricultural (CRA)
<b>TOTAL ACRES:</b>	5.24 acres	<b>PROPOSED DEVELOPMENT:</b>	Agricultural Operation (Jones Pork)
<b>FILE NO:</b>	DP 21132	<b>ROLL NO.</b>	412400

- 1.0 PURPOSE:** To consider a discretionary use development permit application within the Country Residence Agricultural Land Use District
- 2.0 SUMMARY:** The applicant is proposing to operate an Agricultural (Swine) Operation on a 5.24 acre parcel within the Country Residence-Agricultural (CRA) district.

### **Land Use Bylaw Regulations:**

Section 96.3 of the bylaw provides for an Agricultural Operation (keeping of livestock) as a discretionary use in the CRA district, subject to the quantity and designated areas identified in the bylaw.

Section 96.10 (b) of the bylaw provides for the “maximum allowance of one livestock unit per usable acre of land that is fenced and dedicated to the keeping of livestock.”

Section 96.10 (c) of the bylaw specifies that “any shelter, other containment, feeding, handling and associated facilities shall be setback a minimum of 75 meters (246 feet) away from any residence, unless the residence is associated with the operation.

Section 96.11 defines one (1) livestock unit is equivalent to two (2) swine and livestock under six months of age, being the offspring of animals kept on the subject property shall not be counted toward the allowable livestock limit.

### **Existing Agricultural (Swine) Operation:**

A site inspection conducted on November 30, 2021 determined the existing swine operation consists of 21 swine and 14 offspring. The fenced area designated for the keeping of livestock was identified as ± 1.2 acres and an additional grazing area for seasonal use of ±0.6 acre for a total containment area of ± 1.8 acres.

Pursuant to the land use bylaw, the maximum allowable livestock units on the 1.8 acre parcel is 4 swine and offspring less than six months of age.

The closest residence not associated with the operation is located approximately 180 meters (590 feet) from the containment area. The applicant owns the adjacent vacant property (Lot 2 Plan 7921292) located between the agricultural operation and the nearest residence.

**Development Authority’s Discretion for lesser restrictions –**

Section 96.12 of the bylaw enables the Development Authority the discretion to approve a development permit for the keeping of livestock with lesser restrictions if it is of the opinion that:

- a) The parcel size and location is suitable for the proposed use or development and
- b) The proposed use or development will not detrimentally affect the amenities of neighboring properties.

**3.0 ALTERNATIVES:**

**3.1** Approve the discretionary use development permit application (DP 21132 Klettke) for an Agricultural Operation (21 swine, 14 offspring) on Lot 1 Plan 7921292, subject to the following conditions:

- 1. The use shall not be commenced until all conditions, except those conditions of a continuing nature, have been met or fulfilled.
- 2. The proposed development shall be undertaken and completed in accordance with the attached site plan.
- 3. The livestock containment area must be maintained in a manner to eliminate or reduce odor.
- 4. The livestock operation must not detrimentally affect the amenities of neighboring properties.
- 5. The location of the buildings must meet the minimum setback requirements of the Country Residence Agricultural District of the County of Stettler No. 6 Land Use Bylaw as follows:

FRONT	SIDE	REAR
All Buildings: 125 feet (38 metres)	Principal Building: 25 feet (7.62 metres) Ancillary Building – Garage: 3 feet (0.91 metres)	Principal Building: 25 feet (7.62 metres) Ancillary Building – Garage: 3 feet (0.91 metres)
From the centerline of the County road	From the property boundaries	

If a greater distance is required by the Alberta Building Code, that Code's requirements shall be the minimum yard distance.

- 6. Failure to comply with the aforementioned conditions will result in the development or use being deemed illegal and/or being reflected on a Real Property Report as non-conforming, or the development permit being revoked and/or the issuance of a stop order.
- 7. Notification of the Development Authority’s decision on the development permit to be published in the Stettler Independent.

8. Notification of the Development Authority's decision on the development permit to be mailed to adjacent property owners.
9. An appeal period of twenty one days from the date of notification of the Development Authority's decision applies and if any appeals are submitted pursuant to s. 686 of the Municipal Government Act the development permit shall not be issued until such appeals are dealt with by the Subdivision and Development Appeal Board or the Municipal Government Board, as may be applicable.

#### **Important information and notes**

- 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.
- 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. 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.
  - c. 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 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.

**OR:**

**3.2** Postpone the application for further negotiation.

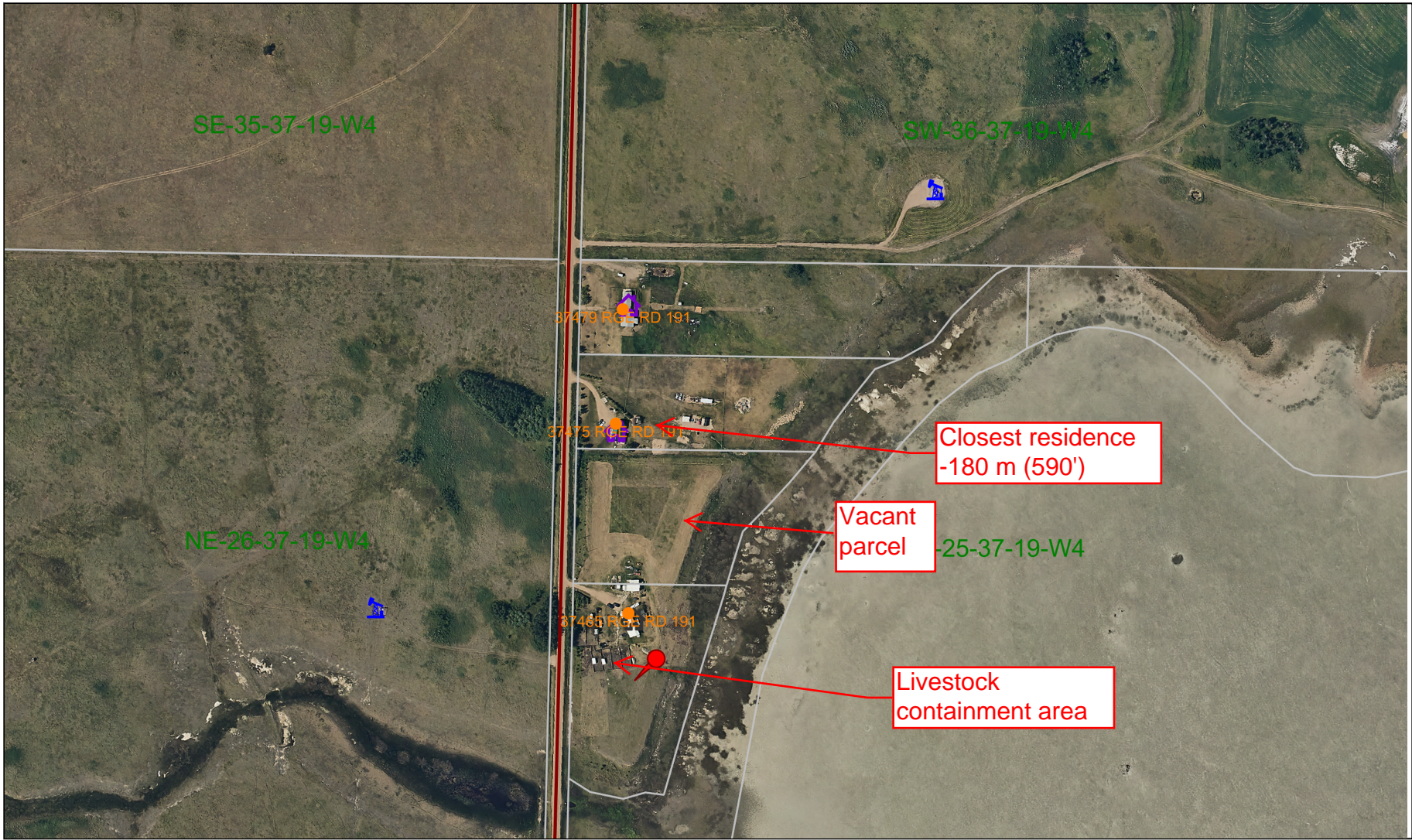
**OR:**

**3.3** Deny the application stating reasons.



---

**Jacinta Donovan**  
Development Officer



Scale 1: 5,000



The County of Stettler makes no representation or warranties regarding the information contained in this document, including without limitation, whether said information is accurate or complete. Persons using this document do so solely at their own risk, and the County of Stettler shall have no liability to such person for any loss or damage whatsoever. This document shall not be copied or distributed to any person without the express written consent of the County of Stettler. Copyright County of Stettler. All Rights Reserved.







**Excerpt from the Draft December 9, 2021 Municipal Planning Commission Meeting Minutes**

**“DP 21132 Lot 1 Plan 7921292 (Klettke)**

**Applicant:** Danelle Klettke

**Owner:** Danelle, Larry and Angela Klettke

**Legal Description:** Lot 1 Plan 7921292  
P.T. NW 25-37-19 W4M  
37465 Rge Rd 19-1

**Division:** Big Valley

Through Board Members questions the following were identified.

- 4 adult swine are allowed (Being that 2 swine are allowed per acre that is dedicated to the keeping of the livestock). The applicant requested approval to provide for 16 adult swine and their offspring on the property.
- Jacinta Donovan read out loud a letter submitted by Dillian and Chantelle Schwenk regarding the lack of property enjoyment caused by odor and noise as well as devaluation of property. A letter of opposition submitted by Garry Wilyman was also presented to the Board which identified concerns related to odor, noise and the negative impact on his property value. (Larry Clarke noted that the proposed intensity of livestock next to residential properties is too high.)
- Jacinta Donovan noted the minimum setback from the livestock containment area and a residence is 246 feet pursuant to the Land Use Bylaw.
- Ernie Gendre noted that when raising hogs, the owner gets accustomed to the smell, however, neighbours do not.
- Justin Stevens noted that the letters would be addressed through the Nuisance Bylaw and could create a difficult enforcement issue if approved.
- Dave Grover noted 3 or 4 hogs would be fine, the current livestock on site is a large herd near the existing acreages
- Les Stulberg – noted the keeping of livestock beyond what is provided for in the Country Residence Agricultural district is a discretionary use – the bylaw gives discretion to the Municipal Planning Commission to allow additional livestock units.
- Danelle Klettke joined the meeting via teleconference. Ms. Klettke reported that the neighbors have requested the pigs be kept off the applicant’s vacant 5 acre lot located north of their residential yard site, therefore, the livestock containment area was constructed on the south side of the property. Ms. Klettke noted the neighbors are not opposed to the hog operation. She requested the additional livestock units be allowed within the current fenced area/pens in order to keep the pigs on the south side of the property. The vacant parcel would remain as a buffer.
- Danelle Klettke noted that there are currently 16 adult pigs on the property to allow for easy feeding in winter, which is more than what is usually present on the property. During the summer, some of the pigs are relocated to her in-laws property. Ms. Klettke indicated that she has no intention of having more than 12 adult pigs on site in the spring. (A Board Member noted that this is still over the limit and asked if it is possible to move them, which Danelle responded ‘It is not possible’.)

**183.12.09.21**

**Moved by Dave Grover**

“that the County of Stettler No. 6 Municipal Planning Commission deny the discretionary use development permit application DP 21132 (Klettke) for an Agricultural Operation (16 swine and offspring) on Lot 1 Plan 7921292, for the following reasons:

- (i) Due to the difficulty of enforcing noise and odor issues causing a nuisance to the neighboring property; and
- (ii) Having a higher amount of adult swine than the land use district allows – 200% variance is not acceptable.”

**Carried unanimously**

Danelle Klettke inquired about fencing off more acres being informed that she would then be able to accommodate 8 adult swine. The Board responded that, a Development Permit would be required. Ms. Klettke indicated that she does not want to fence the parcel of land located between her yard site and the neighbors. Ms. Klettke noted swine only make noise in the morning while they are feeding.

**184.12.09.21**

**Moved by Justin Stevens**

“that the County of Stettler No. 6 Municipal Planning Commission send a notice of non-compliance for development permit applicant of DP 21132 (Klettke), to enforce with a reasonable time frame being March 31, 2022 for the excess swine to be removed from the property being Lot 1 Plan 7921292 and brought into compliance.”

**Favour: James Nibourg, Les Stulberg, Justin Stevens, Paul McKay, Ernie Gendre and Larry Clarke**

**Opposed: Dave Grover  
CARRIED”**

TO: Municipal Planning Commission Development Permit

RE: Development Permit Application DP 21132 Klettke, Lot 1, Plan 7921292

I am writing in regard to the proposed agriculture operation (Jone's Pork) for development on Lot 1 Plan 7921292 P.T. NW 25-37-19W4M Range Road 19-1. As I am the owner of an adjacent property, I feel the need to voice my concerns about its development as outlined in the Commission officers' report.

According to the document, "section 96.12 of the bylaw enables the Development Authority the discretion to approve a development permit for the keeping of livestock with lesser restrictions if it is of the opinion that: b) The proposed use or development will not detrimentally affect the amenities of neighbouring properties."

We object to lesser restrictions based on the following.

When we purchased our property 7 years ago, we did so knowing there wouldn't be excessive livestock on or adjacent to the property. This new proposal undermines our amenities we previously enjoyed. The smell of the pigs is already present and as more time goes by it will increase. We want to be able to go outside and open our windows without having to smell pig feces. If the number of pigs is increased this will be a constant state.

There is also growing concerns as to the enjoyment of our property. We already hear the livestock squealing more often than not, and with the consideration of a bigger operation than what is stated in the land use bylaws, it will, and already does, affect our amenities.

Another big concern is the devaluation of our property. This will make it a lot harder to sell our land for an equitable asking price with the increased livestock presence, smell and noise.

In conclusion, the proposal seems to be in the direct contravention of the existing principles as stated where the result will, (i) unduly interfere with the amenities of the neighbouring properties: or (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

We don't want this to get to a point where we can't get along with our neighbours. We do understand that they have a business, and we will support them if they stay within the limits that are currently allowed in the land use bylaws. An increase in numbers is not acceptable to us.

Sincerely,

Dillin and Chantelle Schwenk

**From:** [Andrew Brysiuk](#)  
**To:** [Councillors](#)  
**Cc:** [Jacinta Donovan](#); [Rich Fitzgerald](#); [Yvette Cassidy](#)  
**Subject:** FW: Your File# DP 21132 - Agricultural Operation (Jones Pork)  
**Date:** December 9, 2021 11:28:46 AM

---

Good Morning Council;

The below was provided with the intent it be part of the consideration for DP 21132 this afternoon.

Our bylaws do not specifically allow or prohibit submissions at the MPC stage, so we consider it an 'informal' objection. If MPC makes a decision that the neighbour does not like, they have the opportunity to appeal.

Andrew Brysiuk  
Director of Municipal Services  
County of Stettler

t: 403-742-4441 x 131  
c: 403-741-2369  
f: 403-742-1277  
e: [abrysiuk@stettlercounty.ca](mailto:abrysiuk@stettlercounty.ca)  
w: [www.stettlercounty.ca](http://www.stettlercounty.ca)

Follow us: [Facebook.com/StettlerCounty](https://www.facebook.com/StettlerCounty) | [Twitter.com/StettlerCounty](https://twitter.com/StettlerCounty) | [YouTube.com/StettlerCounty](https://www.youtube.com/StettlerCounty)

Please consider the environment before printing this message.

-----Original Message-----

From: Gary [REDACTED]  
Sent: December 9, 2021 11:19 AM  
To: Andrew Brysiuk <[abrysiuk@stettlercounty.ca](mailto:abrysiuk@stettlercounty.ca)>  
Subject: Your File# DP 21132 - Agricultural Operation (Jones Pork)

Hello Andrew: I received your phone message yesterday with reference to the aforementioned email subject. In view of the fact that it is my understanding that your committee will be dealing with this application this afternoon I would like to make you aware of the fact that as an adjacent property owner I strenuously object to this application.

The operation in question is located approx. 300 yards from my front door. I have had company already that have made mention of both the smell and the sound emanating from said operation. When the prevailing wind is out of the south the odor is quite powerful. I admire the entrepreneurial spirit of the applicant but an acreage with adjacent dwellings is not the place for a pork operation. I am not adverse to cattle or horses but a pork operation is a whole different ball game.

My primary concern is the negative impact that this operation will have on the value of my property. I have consulted a real estate agent in this regard respecting valuation and his response is "It would be huge". I have made the applicants aware of my concern in this regard when I first became aware of their intentions but that has obviously not altered their plans.

I trust this correspondence will be conveyed to your committee and be given due consideration.

G.A. (Gary) WILYMAN  
[REDACTED]



Excerpts from the Land Use Bylaw applicable to the site/decision – Relevant section hi-lighted in yellow

**96. COUNTRY RESIDENCE AGRICULTURAL DISTRICT (CR-A)**

**PURPOSE**

96.1 To provide for the development of country residences in a rural setting either on stand-alone parcels or in a serviced or un-serviced multi-lot subdivision. The range in parcel size accommodates the keeping of livestock and other minor agricultural pursuits.

**LAND USES**

<p><b>96.2 Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural Operation , subject to Section 96.8</li> <li>• Ancillary Building or Ancillary Use – standard size, subject to Section 43.10</li> <li>• Detached Dwelling</li> <li>• Public or Private Road and Utility, except windmill and stand-alone solar panel in or adjacent to a hamlet or multi-lot subdivision</li> </ul>
---

<p><b>96.3 Discretionary Uses</b></p> <ul style="list-style-type: none"> <li>• <b>Agricultural Operation, subject to Section 96.9</b></li> <li>• Ancillary Building or Ancillary Use – oversized, subject to Section 43.10</li> <li>• Assisted Living Facility</li> <li>• Bed and Breakfast Establishment</li> <li>• Communication Antenna and Structure</li> <li>• Community Facility</li> <li>• Contractor’s Business – Home Based</li> <li>• Duplex</li> <li>• Garden Suite</li> <li>• Home Business</li> <li>• Land Reclamation</li> <li>• Manufactured Home</li> <li>• Recreational Vehicle or Recreational Vehicle – Park Model Recreational Unit, if the parcel of land has an area of less than 80 acre (32.38 hectare), and subject to Section 96.18</li> <li>• Public or Private Road and Utility, windmill and stand-alone solar panel only in or adjacent to a hamlet or multi-lot subdivision</li> <li>• Second Detached Dwelling or Manufactured Home, except in a multi-lot subdivision</li> <li>• Secondary Suite</li> <li>• Value Added Agricultural Operation</li> </ul>
--

**SITE REGULATIONS**

96.4 In addition to the General Land Use Regulations contained in Part Six of this Bylaw, the following regulations apply to every development in this District:

<b>Lot Area</b>	<ul style="list-style-type: none"> <li>• Minimum: 3 acre (1.21 ha)</li> <li>• Maximum: 10 acre (4.05 ha)</li> <li>• Developable land: 1.0 acre (0.4047 ha)</li> </ul>
<b>Lot Width</b>	122 m (397 ft)

<b>Lot Depth</b>	100 m (328 ft)
<b>Front Yard</b>	<ul style="list-style-type: none"> <li>• County road inside a hamlet or multi-lot subdivision boundary – all buildings 25 ft (7.62 m)</li> <li>• County road outside of a hamlet or multi-lot subdivision boundary – see Section 58.25</li> <li>• Highways and Secondary Roads – see Section 58.25</li> </ul>
<b>Rear Yard</b>	<ul style="list-style-type: none"> <li>• Road frontage: see Front Yard</li> <li>• Internal lot:</li> </ul>
<b>Side Yard</b>	<ul style="list-style-type: none"> <li>- All buildings except Ancillary Building and Farm Building: 25 feet (7.62 meters)</li> <li>- Ancillary Building and Farm Building: see Section 43</li> </ul>
If a greater yard setback distance is required by the Alberta Building Code, that Code's requirements shall be the minimum yard distance.	
<b>Building Height (maximum)</b>	<ul style="list-style-type: none"> <li>• Farm Building: 35 ft (10.7 m)</li> <li>• Subject to Section 23.7: <ul style="list-style-type: none"> <li>- All other buildings, except Ancillary Building: 32.8 ft (10 m)</li> <li>- Ancillary Building: refer to Section 43.9 and further</li> <li>- All buildings, except Farm Building: <ol style="list-style-type: none"> <li>a. pitched roof – 22 ft (6.7 m) wall height at eaves</li> <li>b. flat roof – 22 ft (6.7 m) wall height at parapet</li> </ol> </li> </ul> </li> </ul>
<b>Floor Area</b>	Detached Dwelling or Manufactured Home: ground floor area of 700 ft <sup>2</sup> (65 m <sup>2</sup> )
<b>Site Coverage (maximum)</b>	50%
<b>Floor Area Ratio (maximum)</b>	N/A

96.5 Development standards for uses not specified in Section 96.4 shall be determined by the Development Authority.

## ADDITIONAL REGULATIONS

### Statutory Plans Take Precedence

96.6 The permitted and discretionary uses and the standards and regulations of this District are subject to the relevant provisions of the Municipal Development Plan and any applicable inter-municipal development plan or area structure plan.

### Awareness of Agriculture

96.7 Landowners and residents within this District must be aware that the Agricultural District is often adjacent to this District, and that agricultural operations take precedence. Therefore they should plan and develop their lots in such a manner and at their own cost that agricultural nuisances are reduced.

### Agricultural Operation

96.8 Agricultural Operation as a permitted use in this District is limited to a livestock operation subject to Section 96.10 and the growing and harvesting of crops and hay.

96.9 Agricultural Operation as a discretionary use in this District is limited to a livestock

operation subject to Section 96.12, a greenhouse, a nursery, a market garden, a fish farm, a sod farm, bee keeping (apiary), a tree farm, a horse holding area including an associated riding arena directly related and specifically devoted to the raising and breeding of horses, and a fur farm.

96.10 The keeping of livestock pursuant to Section 96.8 and within the meaning of Section 96.11 is restricted as follows:

- (a) livestock is prohibited on a parcel of land less than 3.0 acre;
- (b) the maximum allowable animal density is one livestock unit per usable acre of land that is fenced and dedicated to the keeping of livestock; and
- (c) any shelter, other containment, feeding, handling and associated facilities shall be set back a minimum of 75 m (246 feet) away from any residence, unless the residence is associated with the operation.

96.11 For the purposes of Section 96.10, one (1) livestock unit shall mean:

- (a) One horse, pony, donkey, mule, ass, llama, alpaca, guanaco or cow; or
- (b) Seven sheep or goats; or
- (c) Two swine (excluding wild boar); or
- (d) Twenty chickens; or
- (e) Ten ducks, turkeys, pheasants, geese or similar fowl; or
- (f) Twenty rabbits or similar species;

and livestock under six months of age, being the offspring of animals kept on the subject property pursuant to the regulations of Section 96, shall not be counted toward the allowable livestock limit; and further the Development Authority shall determine the number of animals that constitute one (1) livestock unit for any other types of animals not mentioned above.

96.12 Notwithstanding the restrictions stipulated in Sections 96.10 and 96.11, the Development Authority may approve a discretionary use development permit application for the keeping of livestock with lesser restrictions if it is of the opinion that:

- a) the parcel size and location is suitable for the proposed use or development; and
- b) the proposed use or development will not detrimentally affect the amenities of neighboring properties.

## Section 8. Land Use and Building Definitions

**“Agricultural Operation”** means either an extensive or intensive primary and bona fide agricultural activity (other than a confined feeding operation) conducted on land located in the County of Stettler No. 6 and designated either in the Agricultural District or the Country Residence Agricultural District of the Land Use Bylaw and classified as farm land for property tax assessment purposes, for gain or reward or in the hope of gain or reward, and includes:

- a) a farm building,
- b) the cultivation of land including the clearing of natural vegetation for the purpose of cultivation or ranging,
- c) harvesting and haying,
- d) the raising of livestock, including game-production animals within the meaning of the Livestock Industry Diversification Act and poultry,
- e) the raising of fur-bearing animals, fowl, game birds or fish,
- f) the production of agricultural field crops,

- g) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
- h) the production of eggs or milk,
- i) the production of honey,
- j) handling and cleaning of grain, seeds and feeds by one or more bona fide producers,
- k) the operation of agricultural machinery, equipment and irrigation pumps, including the handling of fuels, lubricants and parts required to do so, and
- l) the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes.

An agricultural operation may include farm buildings and other structures incidental to primary farming activity as well as farm related uses, but does not include a dwelling unit, an ancillary building or a secondary farming activity. Also see the definition of 'Farm Building' and 'Farming' in Section 9.

An agricultural operation can be extensive or intensive. An extensive agricultural operation typically is a system of tillage or ranging which depends upon large areas of land for the raising of crops or animals. An intensive agricultural operation is an animal or horticultural operation of significant investment and permanence that represents a more intensive use of the land than what is typical of an extensive agricultural operation. Typical uses in an intensive agricultural operation may include, but are not limited to, a greenhouse, nursery, market garden, specialized livestock operation (excluding a confined feeding operation), a fish farm, a sod farm, bee keeping (apiary), a tree farm, horse holding area including an associated riding arena directly related and specifically devoted to the raising and breeding of horses, and fur farm. An intensive agricultural operation is also referred to as a small agricultural operation or small agricultural holding.

## TAB E: NOTICES

## **NOTICES SENT BY THE SDAB**

Letter sent and copy emailed to Development Authority on January 5, 2022.

Letter sent and copy emailed to Applicant on January 5, 2022.

Letter sent and copy emailed to Appellant on January 5, 2022.

Letter sent to Adjacent Landowners on January 5, 2022 for the following properties:

NE-26-37-19-4

37475 Range Road 191 – Pt. of NW-25-37-19-W4M

37479 Range Road 191 – Pt. of NW-25-37-19-W4M

Notice published in the The Stettler Independent on January 13, 2022.

## NOTICE OF APPEAL HEARING

January 5, 2022

Danelle Klettke



**RE: Appeal of Development Permit No: DP 21132**

We have received your Appeal to the Regional Subdivision and Development Appeal Board against a decision of the County of Stettler No. 6 Development Authority in respect to a Development Permit refusal made on December 16, 2021, and described as follows:

**Development Permit – Agricultural Operation (16 swine and offspring) – DP 21132 by Danelle Klettke on Lot 1, Plan 7921292 (37465 Range Road 19-1) Land Use Classification: CR-A – Country Residence Agricultural District.**

The Regional Subdivision and Development Appeal Board will hold a hearing on **January 18, 2022, at 1:30 PM**, via virtual electronic communication, using the Zoom platform. The computer and phone links to the Zoom Meeting are as follows:

Computer:

<https://us06web.zoom.us/j/85091828899?pwd=THYxSGxlNkhQVWhaQ0oxS1QxNVZEdz09>

Meeting ID: 850 9182 8899

Passcode: 704695

Phone:

+1 587 328 1099 Canada

Meeting ID: 850 9182 8899

Passcode: 704695

As the Appellant you are welcome to participate and make verbal and/or written submissions at the hearing. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing; or
2. you can attend the hearing and make a presentation at the hearing.

A copy of the agenda and materials for this hearing, and further information about the appeal process, can be viewed on the Regional Subdivision and Development Appeal Board website at <https://pcps.ca/sdab/hearing-notice>, after **January 5, 2022**. A copy of the agenda and materials will be emailed to you.

If you wish to submit additional visual or written material to the SDAB prior to the hearing, one copy should be delivered to the SDAB Clerk no later than **Thursday, January 13, 2022**. Materials received will be distributed to the SDAB members, appeal participants and the public prior to the hearing.

You can drop off or mail your written or printed documentation to Anika Drost, SDAB Clerk, at Unit B, 4730 Ross Street, Red Deer, AB T4N 1X2 or send it by email to [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca).

If you choose to provide a verbal presentation, please notify the SDAB Clerk, at the contact information provided above, to register your intent to present, no later than **noon on Friday, January 14, 2022**.

Alternatively, if you choose not to attend or are not able to attend, you may submit written comments to the SDAB Clerk no later than **Thursday, January 13, 2022**.

PLEASE BE ADVISED THAT:

1. Any visual or written material received by the SDAB Clerk will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the Municipal Government Act, RSA 2000, c M-26 as amended;
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3. Since the SDAB and appeal participants may not have an opportunity to review any materials that you do not provide in advance, the SDAB may be required to adjourn the hearing to allow the SDAB and other appeal participants opportunity to review any materials you bring with you to the hearing and, if necessary, for the appeal participants to provide responding materials.

If you have any questions concerning this appeal, please contact Anika Drost, SDAB Clerk at the contact information provided below.

Regards,

Anika Drost, Clerk, Regional Subdivision and Development Appeal Board  
Email: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca) Telephone: 403-343-3394

## NOTICE OF APPEAL HEARING

January 5, 2021

County of Stettler No. 6  
c/o Rich Fitzgerald  
P.O. Box 1270  
Stettler, AB T0C 2L0

**RE: Appeal of Development Permit No: DP 21132**

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Meeting ID: 850 9182 8899

Passcode: 704695

Phone:

+1 587 328 1099 Canada

Meeting ID: 850 9182 8899

Passcode: 704695

As the Development Authority you will be on the agenda to present the background on the application and the decision being appealed.

A copy of the agenda and materials for this hearing, and further information about the appeal process, can be viewed on the Regional Subdivision and Development Appeal Board website at <https://pcps.ca/sdab/hearing-notices>, after **January 5, 2022**. A copy of the agenda and materials will be emailed to you.

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Email: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca) Telephone: 403-343-3394

## NOTICE OF APPEAL HEARING

January 5, 2022

Clifford Gene & Bradley Strandquist



**RE: Appeal of Development Permit No: DP 21132**

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Phone:

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As an owner of land adjacent to the subject site and if you are affected by the above appeal, you may be entitled to make submissions to the SDAB. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing; or
2. you can attend the hearing and make a presentation at the hearing.

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If you have any questions concerning this appeal, please contact Anika Drost, SDAB Clerk at the contact information provided below.

Regards,

Anika Drost, Clerk, Regional Subdivision and Development Appeal Board  
Email: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca) Telephone: 403-343-3394

## NOTICE OF APPEAL HEARING

January 5, 2022

Dillian Jay & Chantelle Marie Schwenk



**RE: Appeal of Development Permit No: DP 21132**

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1. Any visual or written material received by the SDAB Clerk will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the Municipal Government Act, RSA 2000, c M-26 as amended;
2. While the SDAB Clerk will accept visual or written material in advance of the hearing, the ultimate decision as to whether any or all of the materials will be considered by the SDAB remains with the SDAB; and
3. Since the SDAB and appeal participants may not have an opportunity to review any materials that you do not provide in advance, the SDAB may be required to adjourn the hearing to allow the SDAB and other appeal participants opportunity to review any materials you bring with you to the hearing and, if necessary, for the appeal participants to provide responding materials.


If you have any questions concerning this appeal, please contact Anika Drost, SDAB Clerk at the contact information provided below.

Regards,

Anika Drost, Clerk, Regional Subdivision and Development Appeal Board  
Email: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca) Telephone: 403-343-3394

## NOTICE OF APPEAL HEARING

January 5, 2022

Gary A. Wilyman  


**RE: Appeal of Development Permit No: DP 21132**

An appeal has been filed with the Regional Subdivision and Development Appeal Board against a decision of the County of Stettler No. 6 Development Authority in respect to a Development Permit refusal made on December 16, 2021, and described as follows:

**Development Permit – Agricultural Operation (16 swine and offspring) – DP 21132 by Danelle Klettke on Lot 1, Plan 7921292 (37465 Range Road 19-1) Land Use Classification: CR-A – Country Residence Agricultural District.**

The Regional Subdivision and Development Appeal Board will hold a hearing on **January 18, 2022, at 1:30 PM**, via virtual electronic communication, using the Zoom platform. The computer and phone links to the Zoom Meeting are as follows:

Computer:

<https://us06web.zoom.us/j/85091828899?pwd=THYxSGxlNkhQVWhaQ0oxS1QxNVZEdz09>

Meeting ID: 850 9182 8899

Passcode: 704695

Phone:

+1 587 328 1099 Canada

Meeting ID: 850 9182 8899

Passcode: 704695

As an owner of land adjacent to the subject site and if you are affected by the above appeal, you may be entitled to make submissions to the SDAB. Here is what you can do:

1. you can provide visual or written submissions in advance of the hearing; or
2. you can attend the hearing and make a presentation at the hearing.

A copy of the agenda and materials for this hearing, and further information about the appeal process, can be viewed on the Regional Subdivision and Development Appeal Board website at <https://pcps.ca/sdab/hearing-notice>, after **January 5, 2022**. A copy of the agenda and materials can be emailed to you upon written request and submission of an email address.

If you wish to submit visual or written material to the SDAB prior to the hearing, one copy should be delivered to the SDAB Clerk no later than **Thursday, January 13, 2022**. Materials received will be distributed to the SDAB, appeal participants and the public prior to the hearing.

You can drop off or mail your written or printed documentation to Anika Drost, SDAB Clerk, at Unit B, 4730 Ross Street, Red Deer, AB T4N 1X2 or send it by email to [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca).

If you choose to provide a verbal presentation, please notify the SDAB Clerk, at the contact information provided above, to register your intent to present, no later than **noon on Friday, January 14, 2022**.

Alternatively, if you choose not to attend or are not able to attend, you may submit written comments to the SDAB Clerk no later than **Thursday, January 13, 2022**.

PLEASE BE ADVISED THAT:

1. Any visual or written material received by the SDAB Clerk will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the Municipal Government Act, RSA 2000, c M-26 as amended;
2. While the SDAB Clerk will accept visual or written material in advance of the hearing, the ultimate decision as to whether any or all of the materials will be considered by the SDAB remains with the SDAB; and
3. Since the SDAB and appeal participants may not have an opportunity to review any materials that you do not provide in advance, the SDAB may be required to adjourn the hearing to allow the SDAB and other appeal participants opportunity to review any materials you bring with you to the hearing and, if necessary, for the appeal participants to provide responding materials.

If you have any questions concerning this appeal, please contact Anika Drost, SDAB Clerk at the contact information provided below.

Regards,

Anika Drost, Clerk, Regional Subdivision and Development Appeal Board  
Email: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca) Telephone: 403-343-3394

**NOTICE OF REGIONAL SUBDIVISION AND DEVELOPMENT  
APPEAL BOARD HEARING**

This is to notify you that an appeal has been made to the Regional Subdivision and Development Appeal Board against a decision of the County of Stettler No. 6 Development Authority in respect to a Development Permit refusal made on December 16, 2022 and described as follows:

**Development Permit – Agricultural Operation (16 swine and offspring) – DP 21132 by D. Klettke on Lot 1, Plan 7921292 (37465 Range Road 19-1) Land Use Classification: CR-A – Country Residence Agricultural District.**

The Regional Subdivision and Development Appeal Board will hold a hearing on **Tuesday, January 18, 2022 at 1:30 PM**. Due to COVID-19 restrictions; the hearing will be conducted via virtual electronic communications (Zoom). The link to the Zoom meeting will be available on the Regional SDAB website at <https://pcps.ca/sdab/hearing-notices>. An agenda and information package for the hearing will be posted at the same location.

Any affected person is welcome to participate and make verbal and/or written presentation at the hearing. Affected persons wanting to provide a written submission to the Board concerning the appeal must deliver a copy of the submission to the SDAB Clerk no later than **Thursday, January 13, 2022**. Mail or deliver to: Unit B, 4730 Ross Street, Red Deer, AB, T4N 1X2 or email to: [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca). Affected persons wishing to speak at the hearing are asked to register with the SDAB Clerk no later than **noon on Friday, January 14, 2022**.

Please be advised that any written material that you provide will become a matter of Public Record and may be forwarded to the affected parties prior to the hearing for review and consideration, subject to the provisions of the Freedom of Information and Protection of Privacy Act.

If you require further information, please contact Anika Drost, SDAB Clerk at 403-343-3394 or [anika.drost@pcps.ab.ca](mailto:anika.drost@pcps.ab.ca). Documents and additional information about the appeal process are also available online at <https://pcps.ca/sdab/hearing-notices>.

Dated: January 13, 2022  
Anika Drost, Clerk  
Regional Subdivision and Development Appeal Board