



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23083

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Nanna & Jeff Eliuk
Address: PO Box 618 Erskine, Alberta. T0C 1G0
Owner: Nanna & Jeff Eliuk

In respect of development involving: Ancillary Building (12' x 12' Wood Shed).

Legal description of land to be developed: Lot 31 Block 1 Plan 052 1511

Roll Number: 672232

Rural Address: #1 St. Georges Way, Buffalo Lake Meadows.

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 23083 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plans – Property owner submitted site drawing.

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of an Ancillary Building (12' x 12' Wood Shed) on the property described as Lot 31 Block 1 Plan 052 1511.

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

1. A variance to allow for placement of the ancillary building (12' x 12' wood shed) in the front yard of the property.

This approval is subject to compliance with the following conditions:

1. A development permit shall not be issued and construction of the development shall not proceed 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 setbacks (Staff Identified) as indicated on the attached site plan.
3. Where the development permit is issued for the construction of a building, the construction shall be started within **one year** and the exterior finishing of the building shall be completed within **two years** of the date of issue of the development permit.

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 upon the issuance of this permit in order to remain compliant with the nature of the use described in this development permit.
5. 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.
6. A detached Ancillary Building shall not be used as a dwelling unit as defined in Section 9 of the Land Use Bylaw however, only if a Detached Dwelling exists on the same parcel of land, portions or the whole of the detached Ancillary Building may be used as a guest unit that contains bedroom(s) or recreational room(s) and/or sanitary facilities.
7. The maximum height of the detached Ancillary Building in a Resort Residential District shall not exceed 16.0 feet (4.88 meter) as defined in Section 43.9 of the Land Use Bylaw.
8. The removal of live trees and/or shrubs on any parcel of land without a development permit is prohibited (S. 107.10). The Development Authority may prohibit the removal of live trees and/or shrubs adjacent to an environmentally significant area (S. 107.11).
9. Notification of the Development Authority's decision on the development permit to be published in the Stettler Independent.
10. Notification of the Development Authority's decision on the development permit to be mailed to adjacent property owners.
11. 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.

Date of Decision: September 27, 2023



Rich Fitzgerald
Development Officer /GIS Coordinator

Attachments:

Site Plan

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). 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.

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.

A Recreational Vehicle or a Recreational Vehicle – Park Model Recreational Unit shall be connected to a certified public or private sewage disposal system while being placed on a site. Pursuant to Sections 3.1.12(c) and 3.2.12(b) of the Buffalo Lake Intermunicipal Development Plan and Sections 5.1.12(c) and 5.2.12(b) of the Buffalo Lake South Shore IDP, on lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the Provincially-owned Lake ROW, only self-contained private, individual wastewater disposal systems (i.e. a concrete septic holding tank that is pumped out by vacuum truck - no treatment field or other type of system is allowed) or collective wastewater systems shall be permitted.

In Buffalo Lake Meadows (Plan 052 1511 and Plan 0620721) the drilling, use and operation of a private well is prohibited. An individual cistern must service each lot and every lot must contain its own sewage and use a self-contained sewage holding tank for this purpose.

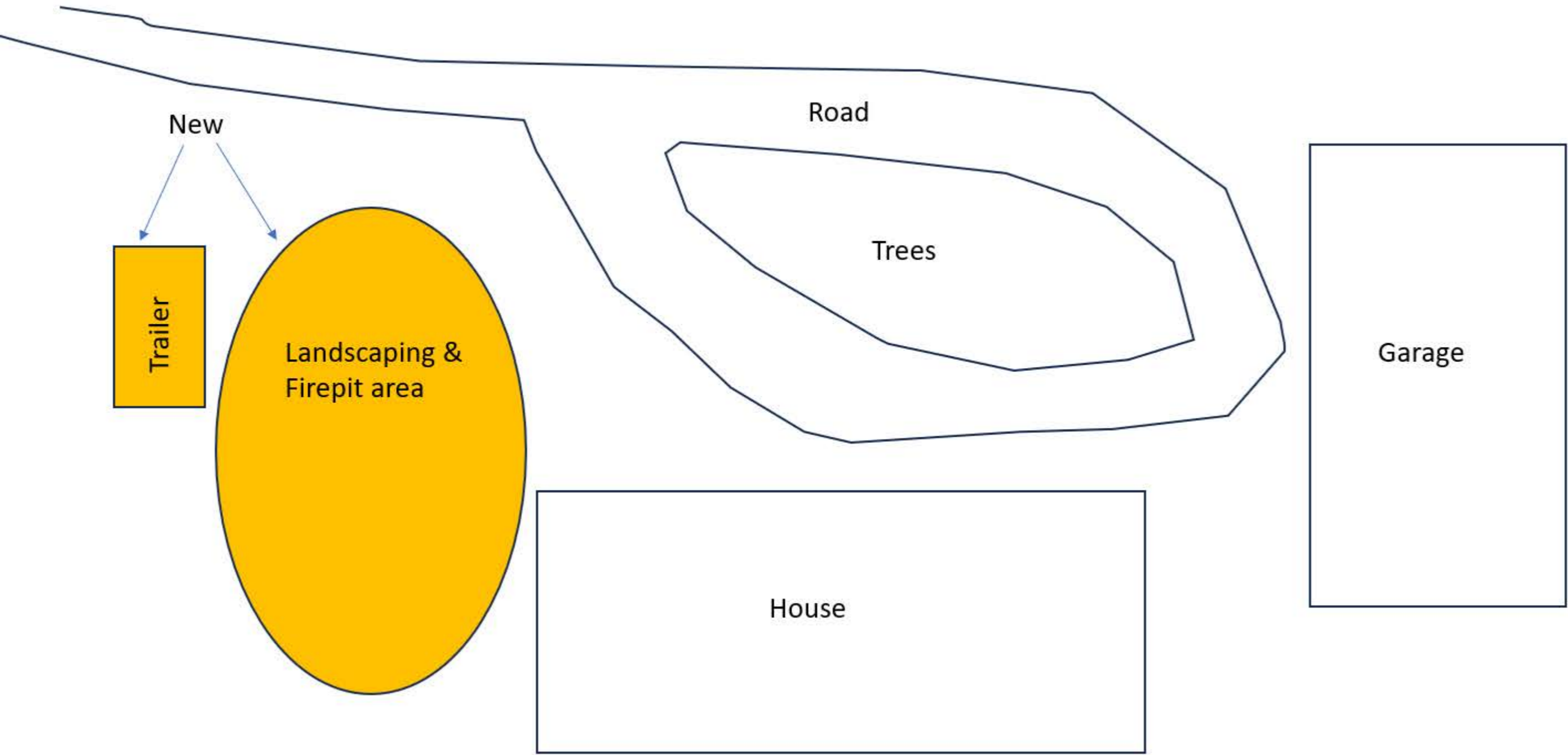
- c. The issuance of a Development Permit indicates only that the development to which the Development Permit relates is authorized in accordance with the provisions of the County of Stettler No. 6 Land Use Bylaw and does in no way relieve or excuse the Development Permit holder from obtaining any other 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. 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.

- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety setbacks, to mention a few. It is the applicant's or developer's responsibility to ensure that they are fully aware of all the applicable development standards and regulations in the Land Use Bylaw that may apply to the proposed development or use by contacting the County's Planning and Development department.

- e. The applicant/property owner is responsible for:
 - (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
 - (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the front, rear and side yard setbacks approved in this development permit;
 - (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
 - (iv) ensuring that the construction activity approved under this Development Permit is undertaken in a manner that does not cause a disturbance or damage to adjacent properties;
 - (v) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way;
 - (vi) notifying Alberta 1st Call at 1-800-242-3447 to arrange for field locating prior to construction, should any excavations be required near utility lines;
 - (vii) ensuring that permanent structures are located outside the 1:100-year flood plain of any body of water;

- (viii) ensuring that foundation & drainage systems are constructed under the supervision of a qualified geo-technical engineer on any slope exceeding 15% to protect the bank from erosion and to ensure slope stability;
- (ix) ensuring that a 2-meter separation is provided between the water table and footings for the buildings;
- (x) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage do not exceed that which existed prior to the issuance of this Development Permit. Where an approved storm water management plan exists, the property must be graded in accordance with the storm water management plan.





New

Trailer

Landscaping &
Firepit area

Road

Trees

House

Garage