



COUNTY OF STETTLER NO. 6 Development Permit No. DP 23091

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Everardus De Koning
Address: Box 496 Delburne AB TOM 1V0
Owner: Everardus De Koning

In respect of development involving: Manufactured Home older than 10 years with a 12'x35' addition.

Legal description of land to be developed: SE-36-35-21-W4M

Roll Number: 606600

Rural Address: 35504 Rge Rd 210

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 23091 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the addition to existing Community Facility.

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. Skirting of the Manufactured Home, including finishing, shall be completed within thirty days of the date the Home is placed on the site.
3. Improvements/ renovations to the exterior of the Manufactured Home including roofing, siding and windows shall be completed within two years of the home being placed on the property.
4. The appearance, design and construction of any ancillary structure, such as patios, porches, additions, and skirting shall complement the design of the Manufactured Home.
5. The approach to the property shall be in conformance with the specifications of the County of Stettler, including installation of a culvert. Please contact the County's Operations Department for additional information.
6. Notification of the Development Authority's decision on the development permit to be published in the Stettler Independent.
7. Notification of the Development Authority's decision on the development permit to be mailed to adjacent property owners.

8. 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



Development Officer /GIS Coordinator

Attachments:

Site Plan & 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 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 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.
- 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) making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
 - (ii) 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.
 - (iii) 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.
 - (iv) ensuring that permanent structures are located outside the 1:100 year flood plain of any body of water.
 - (v) ensuring that the development shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way and access rights-of-way, as they exist, over, under, or through the Lands.
 - (vi) ensuring that a 2meter separation is provided between the water table and footings for the buildings.
 - (vii) ensuring that the property is graded in such a manner that the rate and volume of surface runoff from storm water drainage does 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.
 - (viii) ensuring the yard and buildings are maintained in a neat, tenable fashion, and all landscaped areas are kept trimmed and properly maintained, free of weeds and other noxious growth.



this house has been demolished and removed since airphoto was taken

proposed location of mobile home, almost exactly where previous mobile was located



Scale 1: 1,004

10 yd
10 m



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