



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23092

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Cam Miller
Address: Box 642 Stettler, AB T0C 2L0
Owner: Cameron & Carmen Miller

In respect of development involving: Home Business (Automotive Repair Shop)

Legal description of land to be developed: Lot 1 Block 2 Plan 962 2190
Roll Number: 428503
Rural Address: 38440 Rge Rd 19-3

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 23092 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Home Business of an Automotive Repair Shop

This approval is subject to compliance with the following conditions:

1. The applicant shall dedicate a space of 30'x40' for parking related to the Home Business.
2. This development permit is a time limited permit and the period of time for which the permit remains valid shall coincide with the period of time for which the development permit owner resides on the property.
3. The proposed development shall be undertaken and completed in accordance with the attached Site plan.
4. Advertising signage shall not be larger than 4ftsq.
5. Hours of operation shall be limited to Monday to Friday 7AM to 10PM, Sundays and Statutory Holidays 10AM to 6PM.
6. The Home Business shall be confined to the ancillary building identified on the site plan.

Date of Decision: September 27, 2023

A handwritten signature in black ink, appearing to read "Lion", is written over a horizontal line.

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
TOC 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. 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.
- 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, 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.
- 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.

Pole shed is 40' wide x 60' long. Building is split in half. West half is 30' wide x 40' long. East side is for recreational use only (barn) and is also 30' x 40" long. The gravel pad on the south side of the building is 30' wide x 60 long, to be used for parking.



