



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23098

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: 2066052 Alberta Ltd., o/a Bar W Resort
Address: 24292 Meadow Drive, Calgary, AB, T3R 1A8
Owner: 2066052 Alberta Ltd., o/a Bar W Resort

In respect of development involving: Demolition of Staircase on Slope

Legal description of land to be developed: NE 20-40-20-4

Roll Number: 581400

Rural Address: 40332 Range Road 20-4

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 23098 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the demolition of the existing staircase on the NE 20-40-20-4.

The following variances have been granted as part of this approval:
none

This approval is subject to compliance with the following conditions:

1. The demolition and removal of the debris from the site must be complete by April 30, 2024.
2. The area of the slope that was occupied by the staircase and the areas disturbed during the demolition shall be seeded to grass as needed no later than September 30, 2024.
3. At least ten (10) small size native shrubs must be planted in the area that was occupied by the staircase at or near the location of the mid-way landing of the staircase no later than September 30, 2024.

Date of Decision: September 26, 2023

Craig Teal, RPP MCIP
Development Officer

APPEAL PROVISIONS

The Applicant for this development permit may appeal this decision by giving notice in writing to the Land and Property Rights Tribunal, 2nd Floor, 1229 – 91 Street SW, Edmonton, AB, T6X 1E9 not later than 21 days from the date that this decision was provided to the Applicant.

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.