



Development Permit

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Lisa and Lenny Greiner
Address: Box 28 Gadsby TOC 1K0
Owner: Michael Bates

Telephone: 403.741.6792

In respect of development involving: Placement of a Detached Dwelling

Legal description of land to be developed: NW-16-38-16-W4M Roll No. : 80200

Rural Address: 38272 Rge Rd 16-4 Zoning District: Agricultural

Pursuant to Land Use Bylaw No. 1443-10 as amended and as described by the Applicant on Development Permit Application No. and documents attached thereto. You are hereby granted permission to proceed with the development as outlined above, subject to the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. The exterior finishing of the Moved in Dwelling must match the examples provided by the applicant and attached to this permit. This must be completed within two years of the date of this permit being issued.
3. The location of the buildings must meet the minimum setback requirements of the Agricultural District of the County of Stettler No. 6 Land Use Bylaw as follows:

Agricultural District – not on a Highway

FRONT	SIDE	REAR
All Buildings: 125 feet (38 metres)	Principal Building: 25 feet (7.62 metres)	Principal Building: 25 feet (7.62 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.

4. 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.
5. 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.
6. An approach inspection must be performed on the existing approach. If it is found to not meet current County Standards, the approach must be upgraded to meet the specifications set out in the inspection report, at no cost to the County of Stettler.
7. The height of the eaves on a pitched roof building shall be a maximum of 22 ft. (6.7 m) above grade and the height of the parapet on a flat roof building shall be a maximum of 22 feet (6.7 m) above grade.
8. If and when required by the County, the Applicant shall enter into a road use agreement with and to the satisfaction of the County of Stettler No. 6 pursuant to Council Policy PS 5.1 Road Use Agreement, and shall comply with the terms and conditions of such a road use agreement.
 - a) As part of the terms and conditions of the road use agreement the County may require that:
 - i) the applicant and/or any other authorized contractors exclusively use a designated access road; and
 - ii) that the applicant and/or any other authorized contractors shall address any nuisance complaints due to dust, noise or vibration as a result of the transportation component of the business operation to the County's satisfaction as may be defined in Council Policy PS 5.1 Road Use Agreement; and
 - iii) that any agreement, verbal or written, that the applicant makes with other authorized contractors shall require them to directly enter into a separate road use agreement with the County, if deemed necessary by the County.
 - b) In the event that the said road use agreement identifies a designated access road the County shall notify all landowners adjacent to the access road.

9. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
10. 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.
11. Notification of the Development Authority's decision on the development permit to be published in the Stettler Independent.

Important information and notes:

- 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. Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional buildings 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. 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.
- d. If the applicant intends to apply to participate in the County's residential laneway snow plowing program it is the applicant's responsibility to construct and maintain at no cost to the County a laneway that complies with the County's access requirements for snow plowing equipment. Please contact the County for further details. The laneway snow plowing program does not apply to commercial and industrial properties or to properties in a hamlet or a multi-lot subdivision.
- e. 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.
- f. 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.
- g. 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.
- h. 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.

Fee Paid: \$100.00
Receipt No.:76775
Date Issued: August 17, 2023



Rich Fitzgerald, Development Officer