



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23086

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Evangelical Free Church of Erskine Alberta
Address: Box 105 Erskine, AB T0C 1G0
Owner: Evangelical Free Church of Erskine Alberta

In respect of development involving: Addition to Community Facility

Legal description of land to be developed: Lots 7-11 Block 7 Plan RN70

Roll Number: 581400

Rural Address: 15 Main Street, Erskine

Zoning District: Hamlet Residential

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 23086 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the addition to existing Community Facility.

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

1. A variance to the rear yard is set to 0'. The development shall progress up to the rear property boundary.

This approval is subject to compliance with the following conditions:

1. The construction of the development shall not proceed beyond grade level 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 attached Site plan and drawings (Drawing 23-0406 E-Free Church Erskine ADD RENO created by PJB Design) Any revisions to the Plan require approval by the Development Authority.
3. The developer shall demonstrate to the satisfaction of the Development Officer, that the location of the footings does not encroach into the County Right of Way prior to construction.
4. Prior to construction, the applicant shall provide in writing confirmation from an Alberta Safety Codes Officer that the construction meets current fire code standards for construction with a zero lot line.
5. If and when the applicant, the landowner or their successor in title applies for a building permit under the Safety Codes Act in respect of the use approved under this development permit, that person must submit a copy of the building permit application (including application form, floor plan and site plan) and a copy of the Building 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.

6. 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. The applicant may approach the County for time extensions if required.

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
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 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.

EVANGELICAL FREE CHURCH OF ERSKINE

ERSKINE, ALBERTA

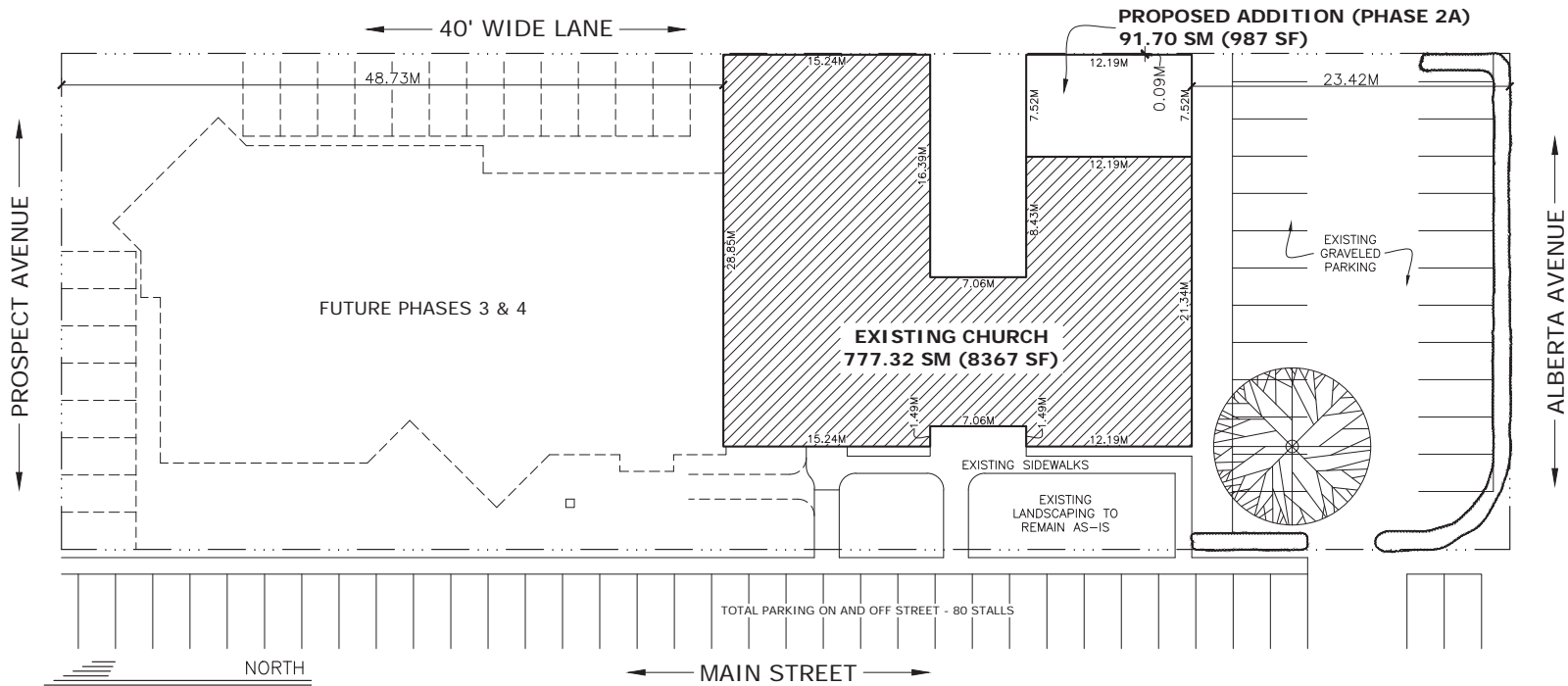


ADDITION AND RENOVATIONS FOR EVANGELICAL FREE CHURCH OF ERSKINE

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SITE PLAN

DRAWN: BMB
JOB: 23-0406
1/7



SITE PLAN

SCALE: 1:250

LEGAL DESCRIPTION:

LOT: 1-14
BLOCK: 7
PLAN: RN70

MUNICIPAL ADDRESS:

15 MAIN STREET
ERSKINE, ALBERTA

BUILDING CODE INFORMATION:

PART 3 ALBERTA BUILDING CODE 2014
OCCUPANCY CLASSIFICATION: GROUP A, DIV 2
CLAUSE 3.2.2.25 GROUP A, DIV 2, UP TO 3 STOREYS:
-2 STOREYS FACING 2 STREETS, UP TO 1000 SM
-NON-SPRINKLERED COMBUSTIBLE OR NON-COMBUSTIBLE
CONSTRUCTION SINGLY OR IN COMBINATION

FIRE RESISTANCE RATINGS REQUIRED:

FLOOR 45MIN FRR
ROOF 45MIN FRR
LOAD BEARING WALLS 45MIN FRR

SPATIAL SEPERATIONS:

EAST WALL: -0% ALLOWABLE UNPROTECTED OPENINGS
-1HR FRR C/W NON-COMBUSTIBLE
CONSTRUCTION & CLADDING