



# COUNTY OF STETTLER NO. 6

## Development Permit No. DP 23101

**THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:**

Applicant: Egil & Zina Lomeland  
Address: PO Box 293 Erskine, Alberta. T0C 1G0  
Owner: Egil & Zina Lomeland

**In respect of development involving: Construction of Ancillary Building & Placement of Relocated Ancillary Building.**

Legal description of land to be developed: Lot 1 Block 1 Plan 202 1364

Roll Number: 651401

Rural Address: 39027 Rge. Rd. 21-1.

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 23083 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plans – Property owner submitted site drawing c/w setback distances.

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of an Ancillary Building – Residential (24' x 26' garage) & placement of relocated ancillary building (storage unit) on the property described as Lot 1 Block 1 Plan 202 1364.

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

1. None.

**This approval is subject to compliance with the following conditions:**

1. A development permit shall not be issued and construction of the structure / placement of the structure shall not proceed 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.
3. 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.
4. 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.

5. The contractor on behalf of the applicant, the applicant, the landowner or their successor in title shall apply for building, electrical, gas, plumbing and private sewage system permits under the Safety Codes Act in respect of the use approved under this development permit. That person must submit a copy of the active 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. Upon completion of the project a copy of the final inspection signed off by the accredited agency inspector for the aforementioned permits shall be submitted to the Development Officer within 30 days upon the issuance of this permit in order to remain compliant with the nature of the use described in this development permit.
6. The applicant must ensure that all waste material / debris from the construction be contained to their property until such time it be removed and disposed of properly.
7. The height of the eaves on a pitched roof building shall be a maximum of 25 ft. (7.62 m) above grade.
8. Notification of the Development Authority's decision on the development permit to be published in the Stettler Independent and on the County of Stettler No. 6 website.
9. 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: October 2, 2023**



Greggory Jackson  
Development Officer

**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](http://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 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. 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.
- 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.
- 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 1<sup>st</sup> 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.