



County of Stettler No. 6

Box 1270
6602 – 44 Avenue
Stettler, Alberta T0C 2L0
T:403.742.4441 F: 403.742.1277
www.stettlercounty.ca

October 5, 2023

Nathan Yampolsky
2902 61st Street
Camrose, AB
T4V 5J5

Dear Mr. Yampolsky

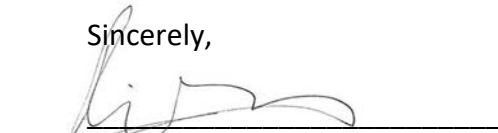
RE: Lots 99,98 Block 2 Plan 052 2242 Development Permit No. 23099

Enclosed please find the above-mentioned Development Permit approved today's date.

Please be advised that it is the owner's responsibility to comply with the Safety Code Act. For information pertaining to Building, Gas, Plumbing, Electrical and Private Sewage Disposal System permits please contact an accredited Safety Code Agency of your choice. Please note that although the County is no longer accredited for the purposes of the Safety Code Act, your building plans may be dropped off at our office for pick-up by the Safety Code Agency.

Should you have any questions regarding this matter, please contact the undersigned.

Sincerely,



COUNTY OF STETTLER No. 6
Rich Fitzgerald
Development Officer

Enclosure



COUNTY OF STETTLER NO. 6 Development Permit No. DP 23099

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Nathan Yampolsky
Address: 2902 61st. Camrose AB T4V 5J5
Owner: Nathan and Marilou Yampolsky

In respect of development involving: Detached Dwelling and an RV as a dwelling

Legal description of land to be developed: Lot 99, 98 Block 2 Plan 052 2242

Roll Number: 789899, 789898

Rural Address: 10 Aspen Crescent Zoning District: Resort Residential Communally Serviced

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 23089 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the detached dwelling, and an RV as a dwelling and three Ancillary Buildings

This approval is subject to compliance with the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. 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.
3. 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.
4. 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.
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. If the existing approach does not meet county standard, it is a requirement of this permit that the applicant submit an approach application, and then construct an approach in accordance to the conditions set out by Public Works.
7. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
8. Subsequent to development completion the applicant is to provide one set of 'as-built' drawings confirming the building location, site work and drainage provisions are in accordance with the approved plans and drawings.
9. Private development of municipal reserve and/or environmental reserve is strictly prohibited. Private development includes any alterations (e.g. clearing of vegetation) and any structures (e.g. the placing of a fire pit, a boat lift, a shed

10. The use of a Recreational Vehicle (2014 Dutchmen Denali) as a dwelling unit shall be time limited and coincide with condition 2 of this permit. The RV must be removed two years from the date of this permit being issued.
11. The Height of the eaves on a pitched roof building shall be a maximum of 22 ft. (6.7m) above grade and the height of the parapet on a flat roof building shall be a maximum of 22 feet (6.7m) above grade.

Date of Decision: October 5, 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 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:

Clerk, Regional Subdivision and Development Appeal Board
c/o Parkland Community Planning Services
Unit B 4730 Ross St.
Red Deer, AB T4N 1X2

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.



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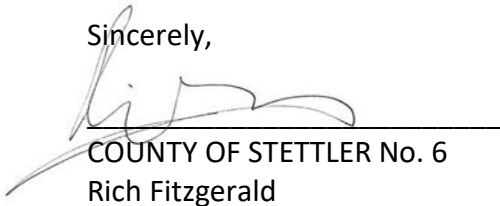
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