



COUNTY OF STETTLER NO. 6 Development Permit No. DP 23089

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Harry & Ileen Algar
Address: 52163 Range Road 220, Sherwood Park AB T8E 1B8
Owner: Harry & Ileen Algar

In respect of development involving: Addition to existing dwelling. (160sqft porch)

Legal description of land to be developed: Lot A Plan 802 1248

Roll Number: 477301

Rural Address: 41572 Rge Rd 19-1

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 23089 you are hereby granted **CONDITIONAL APPROVAL** to proceed with the addition to existing dwelling.

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. 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. 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.
4. The building is required to adhere to the setback requirements as set out in Alberta Transportations Roadside Development Permit #RSDP031240-1

Date of Decision: October 3, 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:

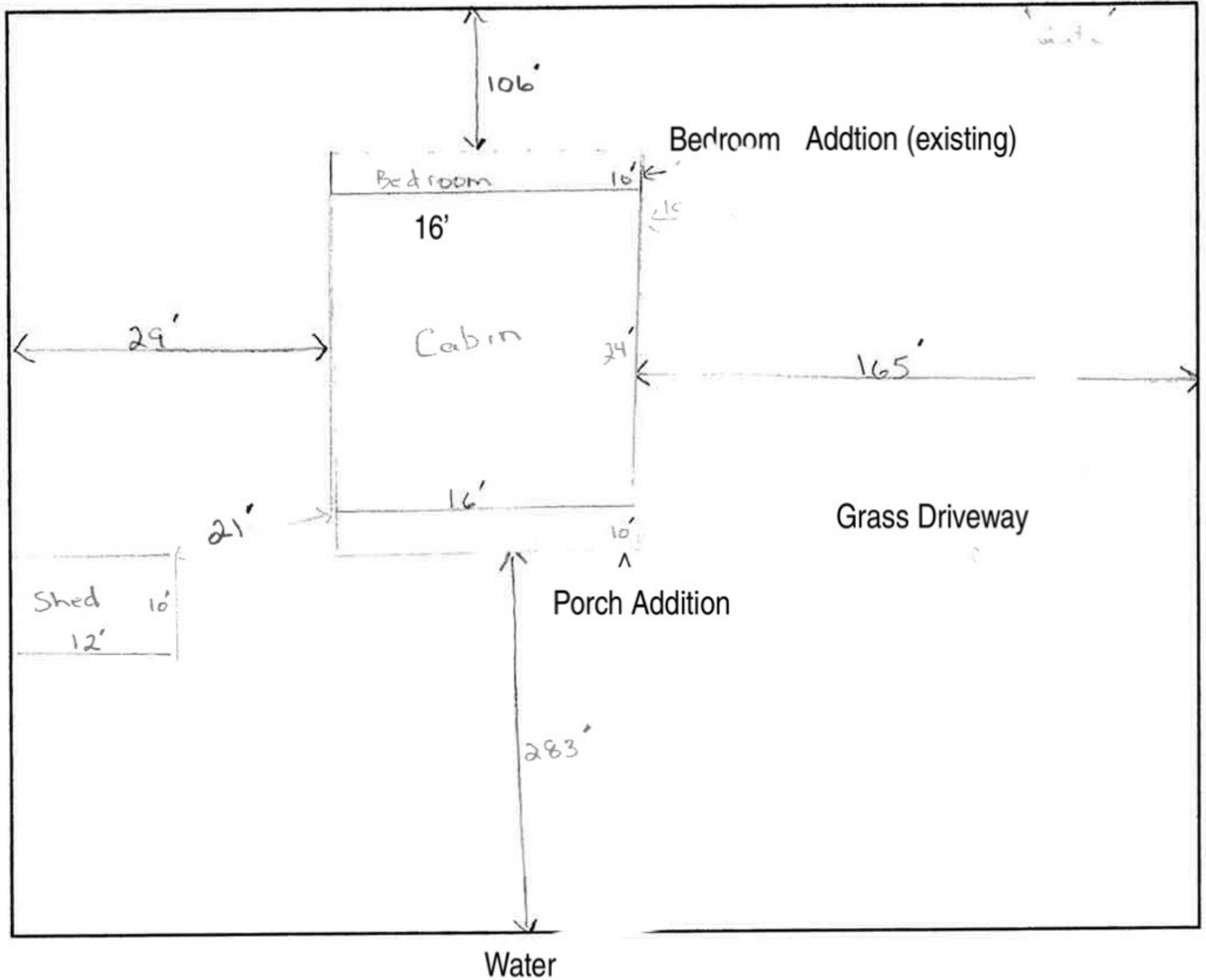
The Clerk, Regional Subdivision Development and Appeal board
c/o Parkland Community Planning Services
Unit B, 4730 Ross St.
Red Deer AB, T4N 1X2

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.



1. Please use the above square to represent the **quarter section** where development may occur. Draw your parcel and show its dimensions. (If your lot is located in a **multi-lot subdivisions**, use the above square to represent your entire lot.)
2. Indicate where buildings and signs are and identify the distances **from all property boundaries**. Also show the distance **between** all buildings and property lines. (From the closest point of structure to closest point of another structure and/or property lines)
3. Include the location of all roads and/or road allowances that front onto your parcel. Show the location of the access to your property.
4. Include shelterbelts, private sewage disposal systems, water wells, utility lines, watercourses, steep slopes or any other feature used to determine the location of the proposed development.
5. Measurements must be recorded in either metres or feet. (Other units will not be accepted)
6. Site plan **must** be legible and to scale to the satisfaction of the development officer.