



COUNTY OF STETTLER NO. 6 Development Permit No. DP 23093

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Murray & Christy Brennan (Heirloom Studio Creative)
Address: Box 777 Stettler, Alberta. T0c 2L0
Owner: Murray & Christy Brennan.

In respect of development involving: Operation of Home-Based Business.

Legal description of land to be developed: Lot 8 Block 1 Plan 072 8729

Roll Number: 555526

Rural Address: #13 Carlisle Road – Carlisle Estates. Zoning District: Country Residential – Equestrian District.

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 23093 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 operation of Home-Based Business.

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 the use shall not be commenced 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. The Home Business is to be operated as a secondary use to the principal residential use.
4. This development permit shall be a time limited permit and the period of time for which the permit remains valid shall coincide with the period of time for which the development permit owner is the occupant of the property and owner of the business approved under this development permit. In the event that the property is transferred, the development permit will expire and a new development permit application would be required.
5. Hours of operation for the Home Business may be operated within the following;
Monday – Saturday between the hours of 7:00 a.m. and 10:00 p.m.
Sundays and Statutory Holidays between the hours of 10:00 a.m. and 6:00 p.m.

6. No persons other than permanent residents of the property shall be engaged in the Home Business.
7. The Home Business shall not interfere with the rights of adjacent landowners to the quiet and private enjoyment of their property and the Home Business shall not adversely affect the amenities of the surrounding area.
8. The Home Business shall not produce nuisances such as noise, vibration, smoke, dust, odour, glare, heat or electrical or radio disturbance, detectable beyond the property boundary.
9. The Home Business shall not generate additional vehicle traffic that is uncharacteristic of the neighbourhood nor shall it adversely affect traffic safety.
10. A Home Business shall provide additional parking space on site to accommodate customer visits.
11. The Home Business shall not have any exterior advertisement sign greater than 4.0 ft². Location of the sign on the property must be approved previous to placement to ensure there is no adverse effect on traffic sightlines.
12. No display of products shall be allowed on the property; and further, the materials, goods, and equipment are to be stored entirely within the Ancillary Building or otherwise screened to the satisfaction of the Development Authority and does not present a fire or health hazard.

Date of Decision: October 25, 2023



Rich Fitzgerald
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). 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 and Development Appeal Board
c/o Parkland Community Planning Services
Unit B 4730 Ross Street Red Deer, Alberta.
T4N 1X2**

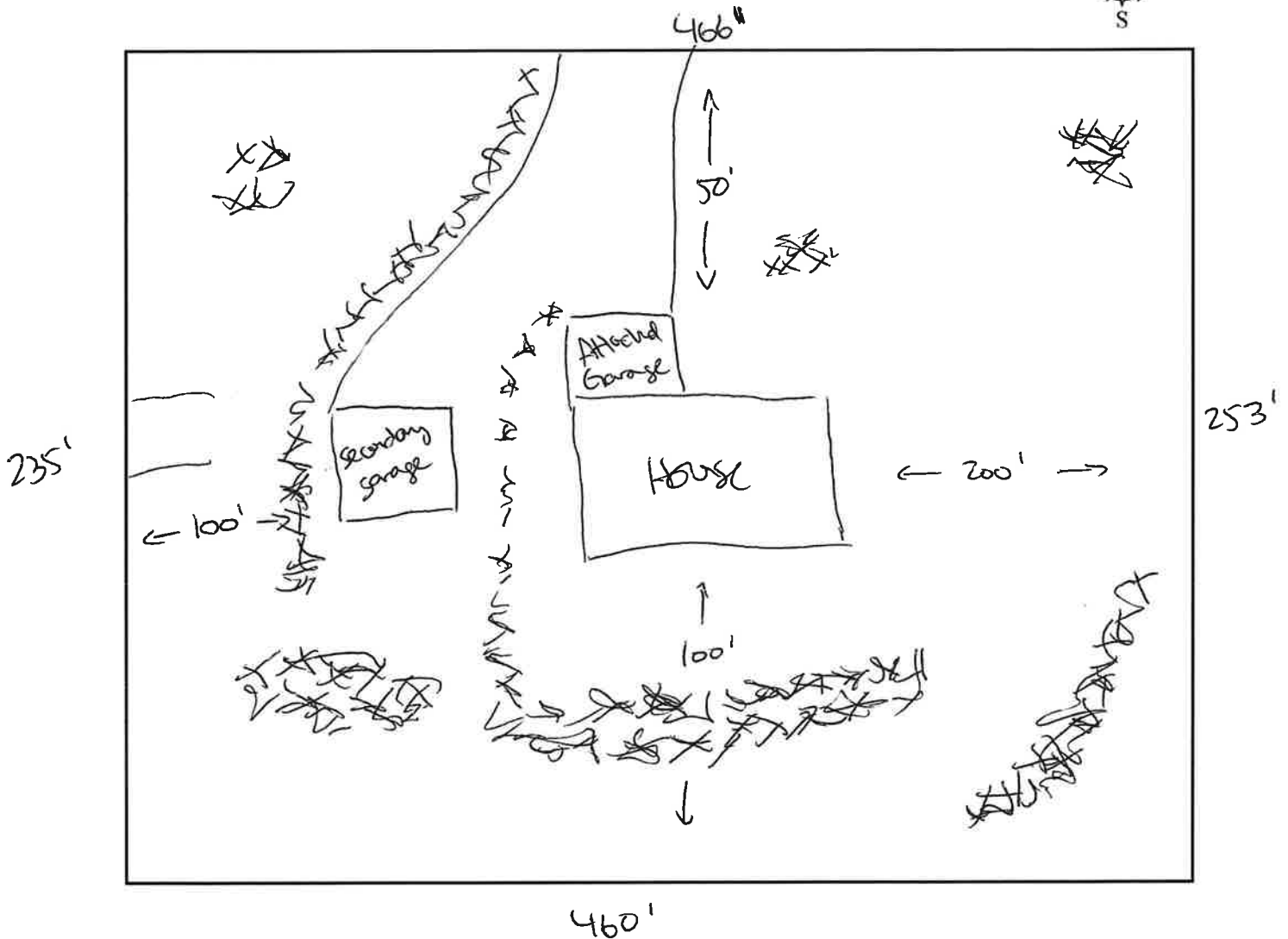
The Appeal Notice must contain the reason for the appeal and the applicable fee of \$450. This fee is 100% refundable if the appeal is upheld.

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. 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.
- b. Please note that the County is accredited under the Alberta Fire Code and as a result all commercial, industrial and institutional building 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. 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.
- d. 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 and 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.

Site Plan



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.