



COUNTY OF STETTLER NO. 6

Development Permit No. DP 23094

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Kirk & Alyssa Hildebrandt
Address: 53 Covewood Manor NE Calgary, Alberta. T3K 5R1
Owner: Kirk & Alyssa Hildebrandt

In respect of development involving:

- RV (x1) 2007 Passport (S/N 4YDT2402386410126) Travel Trailer as a Dwelling Unit.
- RV (x1) 2006 Wave (S/N 4XTTN25266C660702) Travel Trailer as a Dwelling Unit.
- (x1) Ancillary Building on skid.
- (x1) Ancillary Building on skid with a variance to be located in the front yard.

Legal description of land to be developed: Lot 56 Block 1 Plan 062 0721

Roll Number: 672257

Rural Address: #13 Vincent Way, Buffalo Lake Meadows.

Zoning District: Resort Residential.

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 23094 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plans – Property owner submitted site drawing.
3. Approach Application.

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the placement of RV (x2) for use as a Dwelling Unit, (2x) Ancillary Building on skid to be placed on the property described as Lot 56 Block 1 Plan 062 0721.

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

1. (1x) 100 sq.ft. Ancillary Building on a skid placed in the front yard.

This approval is subject to compliance with the following conditions:

1. A development permit shall not be issued and construction / placement of the development 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. This development permit shall be a time limited permit and is valid for two (2) years (expiration date October 31, 2025).

4. 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.
5. 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.
6. The maximum height of the detached Ancillary Building in the Resort Residential District that is ancillary to a Recreational Vehicle shall not exceed the height of the Recreational Vehicle as defined in Section 43.9 (e) (i) of the Land Use Bylaw.
7. The removal of live trees and/or shrubs on any parcel of land without a development permit is prohibited (S. 107.10). The Development Authority may prohibit the removal of live trees and/or shrubs adjacent to an environmentally significant area (S. 107.11).
8. The drilling, use and operation of a private well is prohibited. An individual cistern must service each lot and every lot must contain its own sewage and use a self-contained sewage holding tank for this purpose. Pursuant to Sections 3.1.12(c) and 3.2.12(b) of the Buffalo Lake Intermunicipal Development Plan and Sections 5.1.12(c) and 5.2.12(b) of the Buffalo Lake South Shore IDP, on lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the Provincially-owned Lake ROW, only self-contained private, individual wastewater disposal systems (i.e. a concrete septic holding tank that is pumped out by vacuum truck - no treatment field or other type of system is allowed) or collective wastewater systems shall be permitted. All dwelling units on the property shall be connected to a certified private sewage disposal system for the duration that it is used as such.
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). No vegetation shall be cleared within 30 m (100 ft.) of any water body or water course where the removal could have a negative impact on the water body or water course, except if it is done for the purpose of an extensive agricultural operation, public safety or for public road construction. The Applicant shall not locate a permanent structure or permit the alteration or removal of any trees, shrubs, or natural features located within an environmentally significant area.
10. The use of a Recreational Vehicle as a dwelling unit shall comply with the regulations in Section 76.4.

11. An appeal period of **twenty-one days (21)** 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: September 27, 2023



Rich Fitzgerald
Development Officer /GIS Coordinator

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 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.

A Recreational Vehicle or a Recreational Vehicle – Park Model Recreational Unit shall be connected to a certified public or private sewage disposal system while being placed on a site.

Pursuant to Sections 3.1.12(c) and 3.2.12(b) of the Buffalo Lake Intermunicipal Development Plan and Sections 5.1.12(c) and 5.2.12(b) of the Buffalo Lake South Shore IDP, on lakefront properties that have a property line located within 800m (2,600 feet) of the outside edge of the Provincially-owned Lake ROW, only self-contained private, individual wastewater disposal systems (i.e. a concrete septic holding tank that is pumped out by vacuum truck - no treatment field or other type of system is allowed) or collective wastewater systems shall be permitted.

In Buffalo Lake Meadows (Plan 052 1511 and Plan 0620721) the drilling, use and operation of a private well is prohibited. An individual cistern must service each lot and every lot must contain its own sewage and use a self-contained sewage holding tank for this purpose.

- 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. 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.
- 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 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 & 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.

New edits Sept 28, 2023

