



MUNICIPAL PLANNING COMMISSION MEETING

Wednesday, June 17, 2026
01:00 PM

Join Us

In Person	County of Stettler No. 6 Administration Building
On YouTube	www.YouTube.com/StettlerCounty
By Zoom	www.StettlerCounty.ca/Zoom
By Phone	578-328-1099 Meeting ID: 237 185 7702 Passcode: 660244

In the spirit of Truth and Reconciliation, the County of Stettler No. 6 acknowledges that we gather, live, and work on Treaty 6 and 7 lands, the customary and traditional lands of the Indigenous Peoples of this territory.

Thank you for respecting our commitment to Scent Reduction in the workplace.

- 1. Call to Order**
- 2. Agenda Additions and Approval**
- 3. Minute Approval**
 - 3.1 May 20, 2026 - MPC Minutes
- 4. Business Arising from the Minutes**
- 5. Introductions**

Page 3

6. Development Permits

6.1	DP 26024 (Rasmussen)	Page 10
6.2	DP 26026 (Clapham/Consentino)	Page 21
6.3	DP 26031 (Bar W Resort)	Page 30
6.4	DP 26034 (Banziger)	Page 45
6.5	DP 26035 (Rachar)	Page 60

7. Subdivision Files

7.1	SUB2026-06 (Fuller)	Page 67
-----	---------------------	---------

8. Reports

8.1	Department Report	Page 86
-----	-------------------	---------

9. New Business

9.1	Request for Decision: Reschedule July MPC Meeting	Page 88
-----	---	---------

10. Old Business

11. In-Camera Session

12. Next Meeting

13. Adjournment

One hour Municipal Planning Commission orientation session to immediately follow.

MINUTES OF THE COUNTY OF STETTLER NO. 6 MUNICIPAL PLANNING COMMISSION MEETING HELD ON MAY 20, 2026 AT 1:00 PM. THE MEETING WAS HELD IN THE COUNTY OF STETTLER NO.6 ADMINISTRATION BUILDING COUNCIL CHAMBERS IN STETTLER, ALBERTA AND ALSO VIA TELECONFERENCE

Present: Justin Stevens, Chairperson
Larry Clarke, Vice-Chair
James Nibourg
Janet Adam
Wade Hunter
Allan Gano

Clint Walker

Yvette Cassidy, Chief Administrative Officer (via Zoom)
Craig Teal, Director of Planning & Development
Rich Fitzgerald, GIS Coordinator/Development Officer
Krista Schlender, Administrative Assistant
Andrew Brysiuk, Director of Municipal Services
Andrew Gomes, Planner
Thoreau Goodman, Planner

Ray & Miriam Weibel (SUB2026-04)
Nolan Bullock (DP 26018)
Steven Pelech – via Zoom (SUB2026-04)

CALL TO ORDER

The County of Stettler No. 6 Council meeting was called to order at 1:00 pm on May 20, 2026, by Chair Justin Stevens.

AGENDA APPROVAL

40.05.20.26 Moved by Allan Gano

“that the Municipal Planning Commission approve the County of Stettler No. 6 Municipal Planning Commission agenda for the May 20, 2026 meeting as presented.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None

Carried Unanimously

MINUTE APPROVAL

41.05.20.26 Moved by Janet Adam

“that the draft minutes for the County of Stettler No. 6 Municipal Planning Commission meeting on April 15, 2026 be approved as presented.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None

Carried Unanimously

INTRODUCTIONS

Introductions were completed.

BUSINESS ARISING FROM THE MINUTES

None

DEVELOPMENT PERMITS

DP 26018 (Petryshen)

Owner: Staci Petryshen & Nolan Bullock

Applicant: Staci Petryshen & Nolan Bullock

Subject Property: SW 27-38-17-W4M

Ward: Ward 3 Botha-Gadsby

42.05.20.26 Moved by Larry Clarke

“that the County of Stettler Municipal Planning Commission approve development permit application DP 26018, subject to 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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.
5. Skirting of a Manufactured Home, including finishing, to the satisfaction of the Development Authority, must be completed within thirty (30) days of the date a manufactured home is placed on the site.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None
Carried Unanimously

Nolan Bullock left the meeting at 1:10 pm.

Steven Pelech joined the meeting at 1:27 pm.

SUBDIVISION APPLICATIONS

SUB 2026-04 (Weibel)

Owner: Ray & Miriam Weibel

Applicant: Ray & Miriam Weibel

Subject Property: NW 17-40-19-4

Ward: Donalda – Red Willow

43.05.20.26 Moved by Janet Adam

“that the County of Stettler Municipal Planning Commission approve subdivision application SUB 2026-04, subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. Municipal reserves shall be provided by cash-in-lieu of land in the amount equal to 10% of the parcels being created [i.e. 10% of 11.00 acres equals 1.10 acres]. The applicant and the Subdivision Authority have agreed that, for the purpose of this subdivision application the fair market value of land within the NW 17-40-19-4 is \$2,428.00 per acre. Therefore, the cash-in-lieu of land amount to be paid for the 1.10 acres municipal reserve dedication is \$2,670.80. The exact amount will be calculated based on the parcel area shown in the final plan of subdivision.
4. The applicant shall submit a report prepared by a qualified professional demonstrating that the soil on the proposed parcel is not conducive to the installation and use of a disposal field private sewage disposal system.
5. Dedicate land for road widening along the west side of Range Road 19-5 to add 4.94m width to the road right of way or a 15m distance between the current road centreline and the west edge of the widened road right of way, whichever is greater.
6. The applicant shall construct an approach into the proposed parcel pursuant to Council Policy PW 2.6 Installation of Approaches and to the satisfaction of the County of Stettler No. 6 and upgrade the existing approach to the remnant parcel to County standards.
7. The applicant shall contact the County Operations Department to arrange for the clearing of trees and grubbing of underbrush and stumps within the west side of Range Road 19-5.”

In-Favour: Clarke, Gano, Hunter, Walker

Adam, Stevens, and Nibourg

Opposed: None

Carried Unanimously

Ray & Miriam Weibel left the meeting at 1:53 pm.

44.05.20.26 Moved by James Nibourg

“that the County of Stettler Municipal Planning Commission directs Administration to conduct a Safety Assessment on Range Road 19-5.”

DEVELOPMENT PERMITS

DP 26020 (Salmon)

Owner: Charles Pooley

Applicant: Grant & Colleen Salmon

Subject Property: Lot 1 Block 1 Plan 072 7985

Ward: Ward 7 Donalda-Red Willow

45.05.20.26 Moved by Larry Clarke

“that the County of Stettler Municipal Planning Commission approve development permit application DP 26020, subject to the following conditions:

1. The proposed development shall be undertaken and completed in accordance with the attached site plan.
2. This permit is subject to Sub2026-02 being finalized and registered with Alberta Land Titles. No construction shall begin prior to the subdivision being registered with Alberta Land Titles.
3. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
4. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None
Carried Unanimously

DP26023 (Crook)

Owner: Stacy Crook

Applicant: Stacy Crook

Subject Property: Lot 13 Block 2 Plan 822 2364

Ward: Ward 6 Erskine-Buffalo Lake

46.05.20.26 Moved by James Nibourg

“that the County of Stettler Municipal Planning Commission approve development permit application DP 26023, subject to 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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.
5. The removal of live trees and/or shrubs is prohibited.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg
Opposed: None
Carried Unanimously

SUBDIVISION APPLICATIONS

SUB 2026-03

Owner: Rick & Iris Marshall
Applicant: Rick & Iris Marshall
Subject Property: NW 25-37-20-4
Ward: Erskine South-Warden

47.05.20.26 Moved by James Nibourg

“that the County of Stettler Municipal Planning Commission approve subdivision application SUB 2026-03, subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. Municipal reserves shall be provided by cash-in-lieu of land in the amount equal to 10% of the parcels being created [i.e. 10% of 7.30 acres equals 0.73 acres]. The applicant and the County have agreed that, for the purpose of this subdivision application the fair market value of land within the NW 25-37-20-4 is \$2,428.00 per acre. Therefore, the cash-in-lieu of land amount to be paid for the 0.73 acres municipal reserve dedication is \$1,772.44. The exact amount will be calculated based on the parcel area shown in the final plan of subdivision.
4. Registration of one or more access easement agreement(s) allowing the proposed parcel to access Highway 56 over the NE 25-37-20-4 and the remainder of the NW 25-37-20-4 to access Highway 56 over the proposed parcel and the NE 25-37-20-4 to the satisfaction of the County of Stettler No. 6.
5. Registration of a utility right of way/easement agreement for ATCO Electric to the satisfaction of the County of Stettler No. 6.

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg
Opposed: None
Carried Unanimously

SUB 2026-05

Owner: Doug & Yvonne Stewart
Applicant: Doug & Yvonne Stewart
Subject Property: NW 19-38-20-4
Ward: Erskine South-Warden

48.05.20.26 Moved by James Nibourg

“that the County of Stettler Municipal Planning Commission approve subdivision application SUB 2026-05, subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. Survey evidence shall be provided to the County showing that the west boundary of the proposed parcel is no closer than 1m to any of the existing buildings along the west boundary of the proposed parcel.
3. The applicant may adjust the boundaries of the proposed parcel to exclude the two buildings in the northwest corner of the proposed parcel and the section of access road south of the two buildings provided the adjusted boundaries are no closer than 1m to either building and the adjusted boundaries provide the required setback for the open discharge.
4. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
5. The applicant shall enter into a Road Acquisition Agreement to dedicate 5 metres of land for future road widening of Range Road 21-0 along the entire west boundary of the remainder parcel.
6. The applicant shall enter into a Road Acquisition Agreement to dedicate 5 metres of land for future road widening of Township Road 38-4 along the entire north boundary of the proposed parcel and the remainder parcel in accordance.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None
Carried Unanimously

REPORTS

Department Report

49.05.20.26 Moved by James Nibourg

“that the Municipal Planning Commission receives the Planning and Development Department Report, for the May 20, 2026 meeting, for information.”

In-Favour: Clarke, Gano, Hunter, Walker
Adam, Stevens, and Nibourg

Opposed: None
Carried Unanimously

NEW BUSINESS

Intermunicipal Referral

Camrose County – Subdivision Application SUB 26 10

50.05.20.26 Moved by James Nibourg

“that Administration send written confirmation to the Camrose County that the County of Stettler has no concerns with the proposed application.”

OLD BUSINESS

None

IN-CAMERA SESSION

None

NEXT MEETING

The next Municipal Planning Commission meeting is scheduled for June 17, 2026 at 1:00 pm.

ADJOURNMENT

51.05.20.26 Moved by Larry Clarke

“that the County of Stettler Municipal Planning Commission meeting on May 20, 2026, be adjourned at 2:25 pm.”

In-Favour: Clarke, Gano, Hunter, Walker,
Adam, Stevens and Nibourg

Opposed: None

Carried Unanimously

Justin Stevens, Chairperson

Yvette Cassidy, Chief Administrative Officer



Municipal Planning Commission

Development Permit Report

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development	WARD:	Erskine – Buffalo Lake
OWNER:	Donald Rasmussen & Jennifer Rasmussen	APPLICANT:	Donald Rasmussen & Jennifer Rasmussen
SUBJECT PROPERTY:	Block 10 Plan 505 Z	ZONING:	Hamlet Residential (HR)
TOTAL AREA	1 acre	PROPOSED DEVELOPMENT:	Construction of an Ancillary Building with variance to front yard setback and building height
FILE NO:	DP 26024	ROLL NO.	757400

1.0 PURPOSE:

To consider a development permit application for an “Ancillary Building” with a front yard variance which is a discretionary use in the Hamlet Residential District.

2.0 SUMMARY:

The subject property is located in Erskine at 19 5th Street W. The surrounding properties are made up of residential uses and agricultural uses.

The applicant is building a detached two door garage measured 32’ x 42’ (1080 ft²) and measure 16’ 6” from the finished grade to the peak of the roof. The applicant is requesting a front yard setback variance from 25’ to 10’ (60%). The applicant is requesting a height variance from 16’ to 16’ 6” (3.125%).

3.0 LAND USE BYLAW:

In the Hamlet Residential District, Section 102.2 of Land Use Bylaw No. 1443-10 as amended provides for an “Ancillary Building” as a permitted use. However, Section 102.4 prescribes a front yard setback of 25 ft (7.62 m), thus necessitating a variance.

Section 23.1

Notwithstanding Sections 22.1(b) and 22.2(c) the Development Authority may decide on a development permit application even though the proposed development does not comply with this Bylaw or is a non-conforming building or use if, in the opinion of the Municipal Planning Commission:

- (a) the proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood; or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
- (b) the proposed development conforms to the use prescribed for the land in this Bylaw.

Section 23.5

Pursuant to Section 23.1 and subject to Section 23.8 and not withstanding Section 43.12, the Municipal Planning Commission may allow a variance to locate an ancillary building in the front yard of a parcel.

4.0 SETBACKS AND HEIGHT (Hamlet Residential District)

Table 1: Setback Requirements

Setback	Requirement (ft)	Proposed (ft)	Requirement Met?
Front	25	10	No
Side (South)	5	25	Yes
Side (North)	5	111	Yes
Back	25	190	Yes

The proposed location of the ancillary building does not comply with the minimum front setback requirements of the Hamlet Residential District and would require a variance to be approved.

Height requirement of 16'. Development is not compliant. Requesting a variance from 16' to 16' 6" (3.125%).

5.0 DISCUSSION

The applicant is requesting a front yard setback from 25' to 10' (60%) to allow a detached 2-door garage. The subject property is approximately 1 acre in size and would need a variance to accommodate the structure in the front yard. The garage doors face north facing into the property, so there are no concerns regarding safe maneuvering entering and exiting the garage from the road.

The rationale for the proposed location of the garage is to facilitate easier access to the detached garage and the existing dwelling. Additionally, the proposed location is already covered with gravel. Placement of the garage in the current location would minimize disturbance compared to placement in the back yard, where an additional access and driveway would be required.

The applicant is requesting a height variance from the maximum height of 16' to 16' 6" (3.125%). As the variance request is below a 10% ask, this request can be granted at an administrative level should the front yard variance be granted.

The development should not unduly interfere with the amenities or affect the use and enjoyment of neighbouring properties, as the development fits the character of similar developments in the Hamlet of Erskine.

4.0 REFERRAL COMMENTS

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

5.0 SITE PHOTOGRAPHS

Figure 1: Applicant Submitted Site Plan

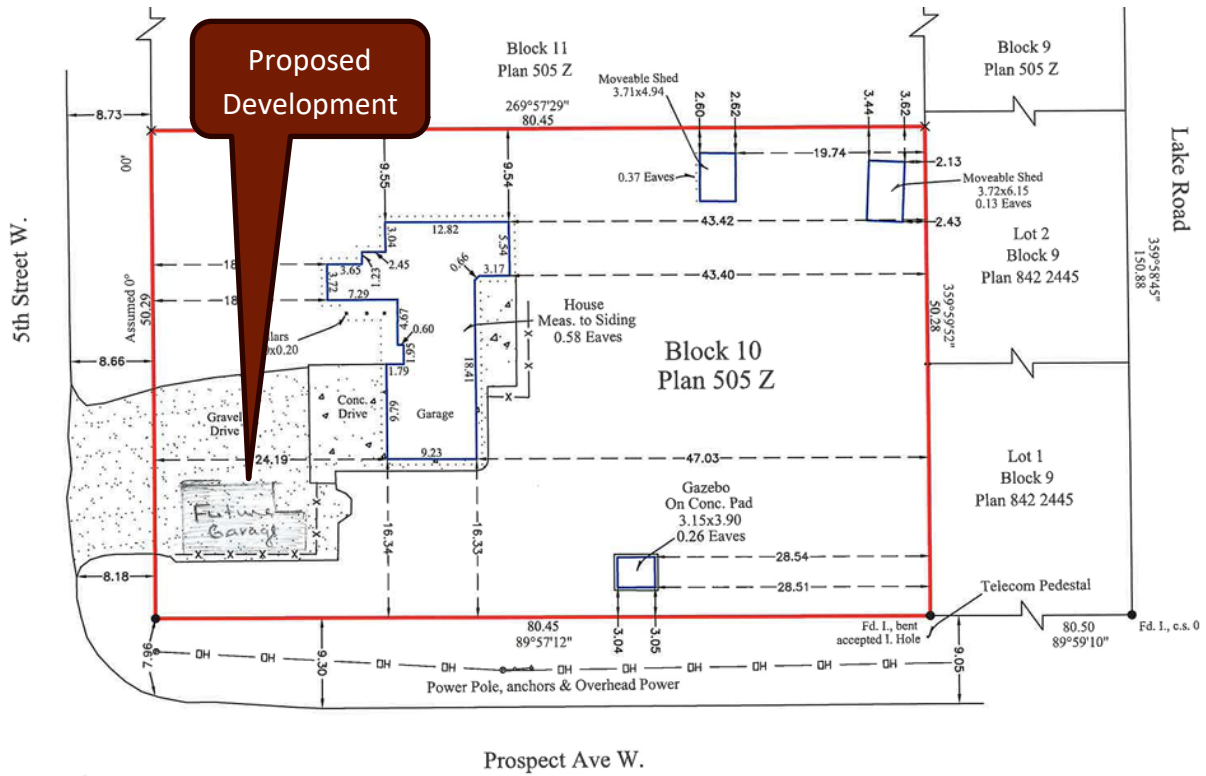


Figure 2: Applicant Submitted Site Plan

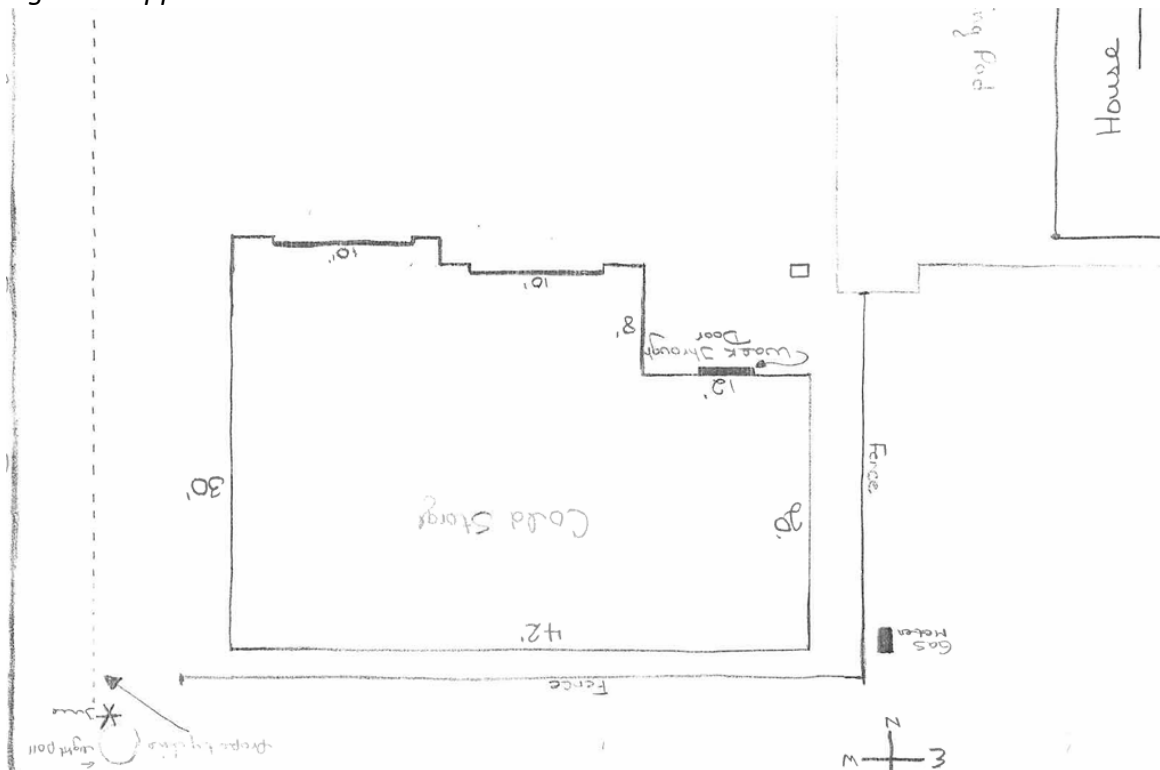


Photo 1: View of the proposed development looking south from the centre of the gravel parking lot



Photo 2: View of the property facing east from the access of the property



6.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the application based on the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

7.0 RECOMMENDATION

Administration recommends that development permit application DP 26024 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26024.

Respectfully submitted,



Rich Fitzgerald
Development Officer



COUNTY OF STETTLER NO. 6

Development Permit No. DP 26024

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Donald and Jennifer Rasmussen
Owner: Donald and Jennifer Rasmussen

In respect of development involving: Ancillary Building with variance to Front Yard setback

Legal description of land to be developed: Block 10 Plan 505 Z

Roll Number: 757400

Rural Address: 19 5th Street West, Erskine AB

Zoning District: Hamlet Residential

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26024 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plan A and Site Plan B – June 17, 2026 (the “Site Plans”)
3. Alberta Transportation and Economic Corridors Permit **No. 2026-0073262**

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Ancillary Building use and development on Block 10 Plan 505 Z.

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

1. Front yard variance: 10' from 25' (60%)
2. Maximum height variance: 16' 6" from 16' (3%)

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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.

Date of Decision: June 17, 2026

Rich Fitzgerald
Development Officer

Attachments:

Site Plan A – June 17, 2026 and Site Plan B – May 7, 2026

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 of Stettler 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 Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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 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.

DRAFT

Figure 1: Site Plan A - June 17, 2026

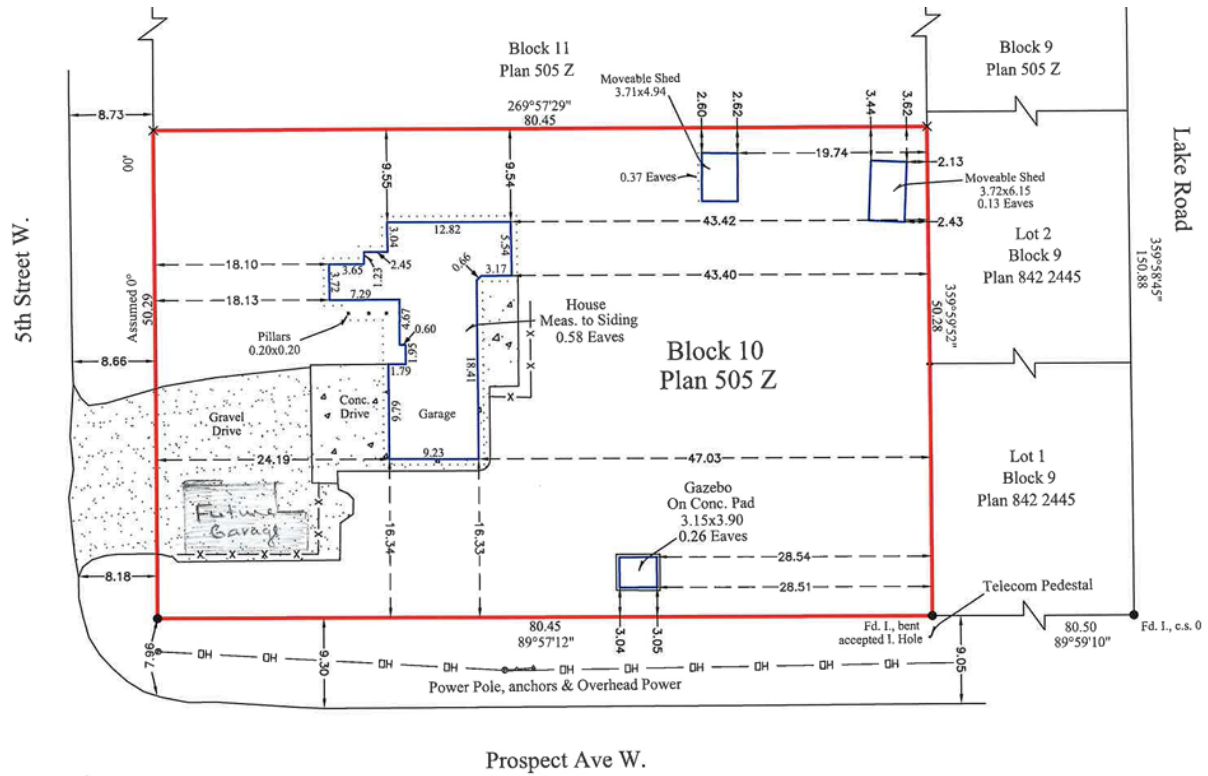
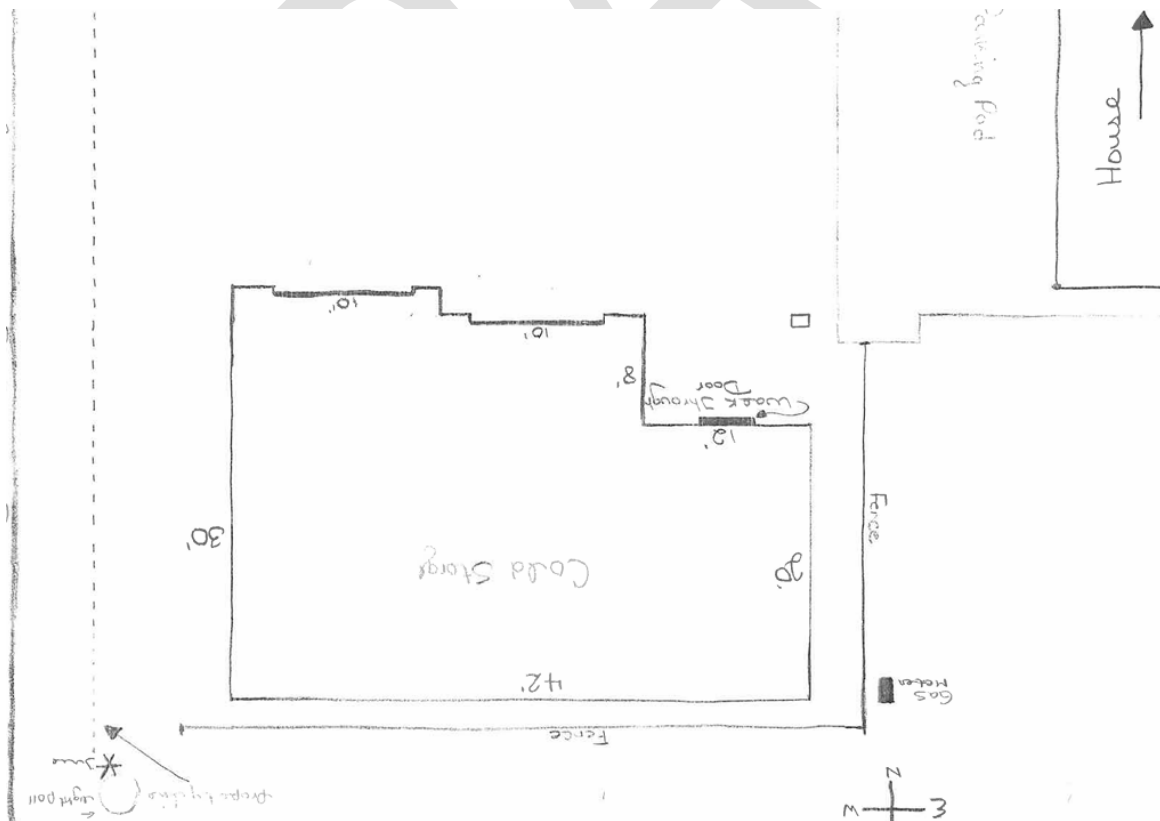


Figure 2: Site Plan B - June 17, 2026





Municipal Planning Commission

Development Officers' Report - Development Permit

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development	WARD:	Ward 6 Erskine – Buffalo Lake
OWNER:	Brett Clapham & Kesteaal Consentino	APPLICANT:	Brett Clapham & Kesteaal Consentino
SUBJECT PROPERTY:	Lot 1 Block 1 Plan 132 4802	ZONING:	Agricultural
TOTAL AREA:	9.74 acres	PROPOSED DEVELOPMENT:	Construction of a 600 sqft addition to an existing dwelling, with a 20% variance to the front yard setback
FILE NO:	DP 26026	ROLL NO.	574101

1.0 PURPOSE

To consider the construction of a 600 sqft addition to an existing dwelling, with a variance to the front yard setback requirement. (from 125' to 100' is a 20% variance)

2.0 SUMMARY

The subject property is located a half mile north of Hwy 601 on Rge Rd 20-2. The acreage is the only parcel out of the quarter section, and is surrounded by agricultural lands, with one acreage 300m to the north, and one 500m to the south.

The applicant is applying to construct a 600sqft addition on the NW side of the existing dwelling. The existing dwelling was constructed in 1970 and was sited 100' east of the centreline of the road allowance.

The proposed addition to the dwelling will not encroach any farther into the front yard setback, and will maintain the existing setback of 100'.

3.0 LAND USE BYLAW

In the Agricultural District, Section 92.2 of Land Use Bylaw 1443-10 as amended provides for a "Detached Dwelling" as a permitted use, however Section 92.4 provides a front yard setback of 125' from the centreline of the county road.

Section 23.4 Pursuant to Section 23.1 and subject to Sections 23.7 and 23.8 the Municipal Planning Commission may:

(a) allow a variance of any rear yard or side yard setback requirement in this Bylaw in order to correct an omission, error or other defect or to address site specific conditions, any of which, in the opinion of the Development Authority, cause unreasonable hardship and would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of adjacent parcels of land; and

(b) allow a variance of any other minimum or maximum development standard in this Bylaw.

4.0 SETBACKS (Agricultural District)

The proposed location of the detached dwelling and attached ancillary building does not comply with the minimum setback requirements of the Resort Residential Land Use District.

Front yard setback of 125' from centreline of the County Road – Development is not compliant. Requesting a 20% variance from 125' to 100'.

Rear yard setback of 125' from property line – Development is compliant.

Side yard setbacks of 25' from property line – Development is compliant.

REFERRAL COMMENTS

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

5.0 DISCUSSION

The applicant is proposing to construct a 600sqft addition to the north west corner of the existing dwelling on the property. The dwelling was constructed in 1970, when setbacks were less than the required 125' today.

The addition will keep the same boundary as it exists now, and will not be encroaching farther into the front yard setback. This section of Rge Rd 20-2 does not see much traffic, and the dwelling is sheltered from the road by a mature shelterbelt.

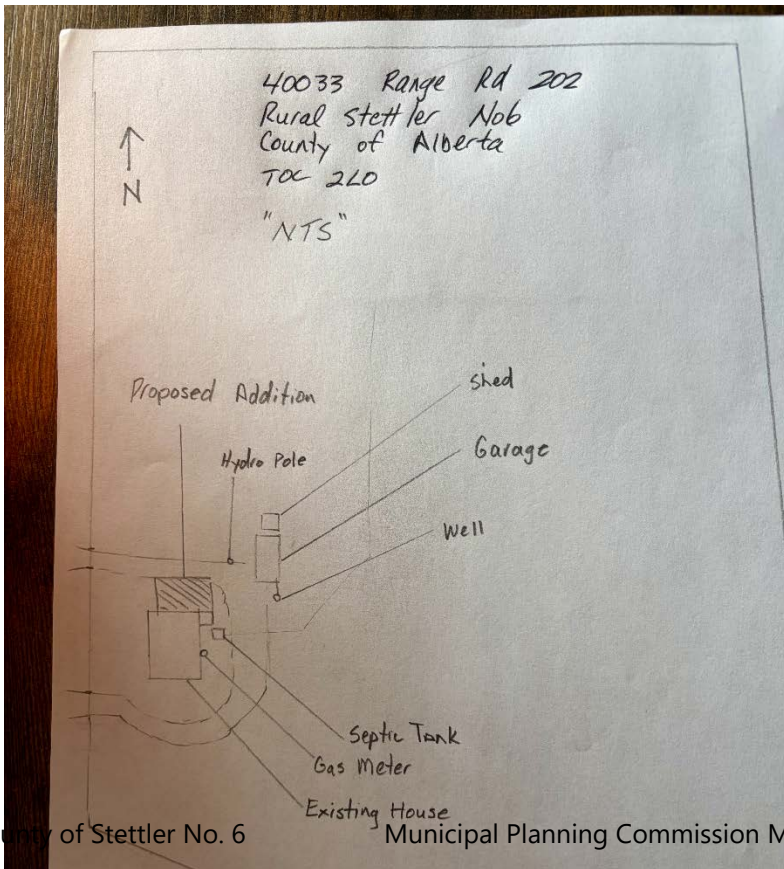
The development should not unduly interfere with the amenities or affect the use and enjoyment of neighbouring properties.

6.0 SITE PHOTOGRAPHS



Area map outlining subject property.

Applicant Submitted Site plan.



View looking east from road way. This is the section of the dwelling the applicant is proposing to add the addition to.



View looking north from approach showing vegetation encroaching into the sight line.



View looking south from approach showing the vegetation encroaching into sight lines.



7.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26026 (Clapham) for a 600sqft addition to a dwelling, with a 20% variance the front yard setback. (100ft)
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

8.0 RECOMMENDATION

The proposed development is a permitted use in the Agricultural district, and the variance to the front yard setback will not interfere with the neighbouring properties, nor will it cause any safety hazards as the house has been there since 1970 with no issues. Therefore, Administration recommends that the development permit application DP 26026 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26026 for a 600sqft addition to a dwelling with a 20% variance to the front yard.

Rich Fitzgerald
Development Officer



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26026

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Brett Clapham & Kestel Consentino

Address: Erskine

Owner: Brett Clapham & Kestel Consentino

In respect of development involving: Construction of a 600sqft addition to a dwelling with a 20% variance to the front yard setback.

Legal description of land to be developed: Lot 1 Block 1 Plan 132 4802

Roll Number: 574101

Rural Address: 40033 Rge Rd 20-2

Zoning District: (A) Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26026 and the following documents submitted with the application:

1. Site Plan
2. Government of Alberta Roadside Development Permit # **2026-0072515**

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the 600sqft addition to the existing dwelling with a 20% variance to the front yard setback.

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

1. 20% variance to the front yard setback, from 125' to 100'.

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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.
5. The applicant will shall contact the County Operations Department to arrange for the clearing of trees and grubbing of underbrush and stumps to allow for a clear site triangle of the approach.

Date of Decision:

Attachments:

1. Site Plan
2. Government of Alberta Roadside Development Permit # **2026-0072515**

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 of Stettler 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 Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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;

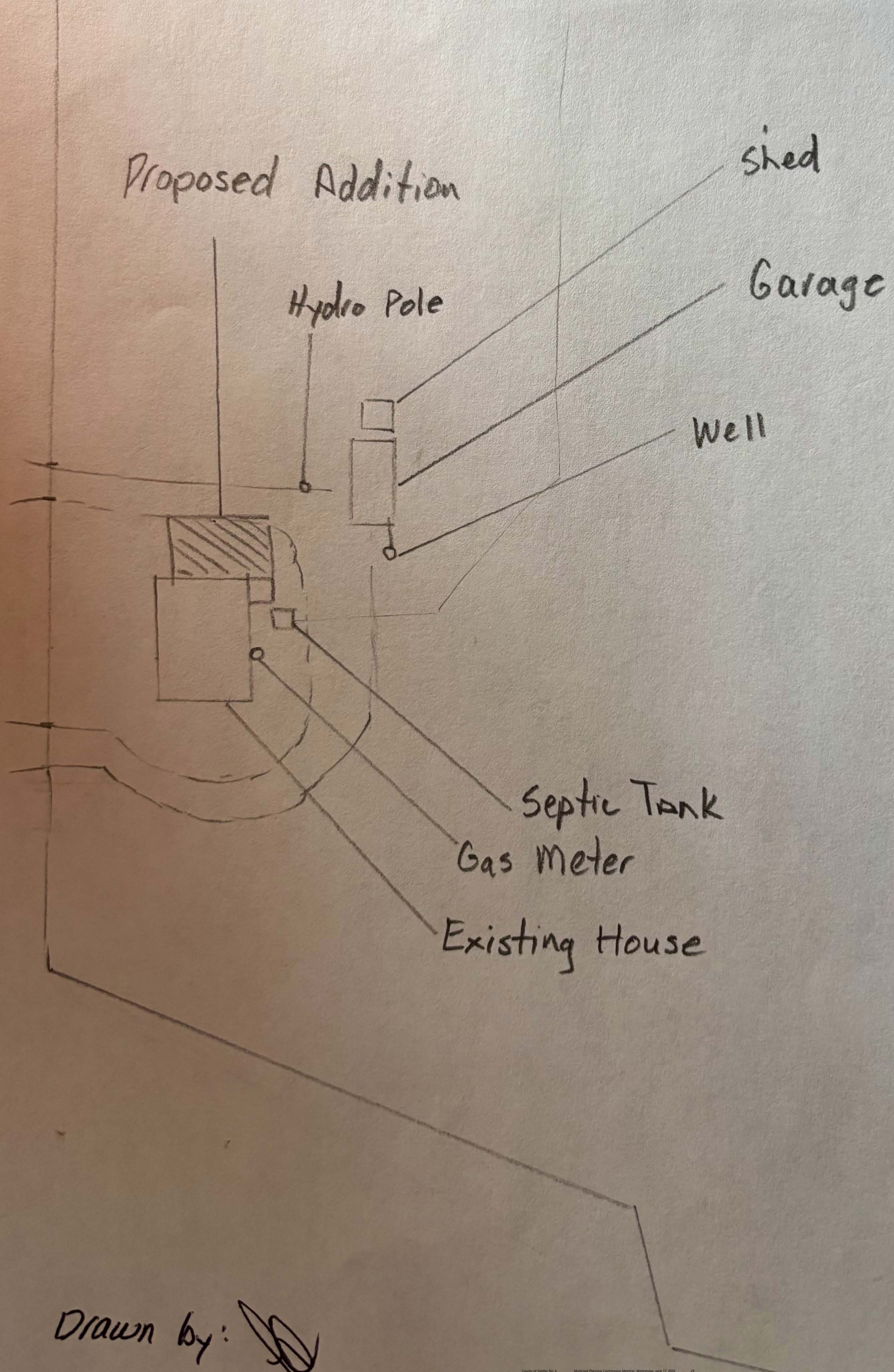
- (iii) ensuring that the development approved under this development permit shall not disturb, affect or alter conditions of all utilities and appurtenances, drainage rights-of-way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;
- (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 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.

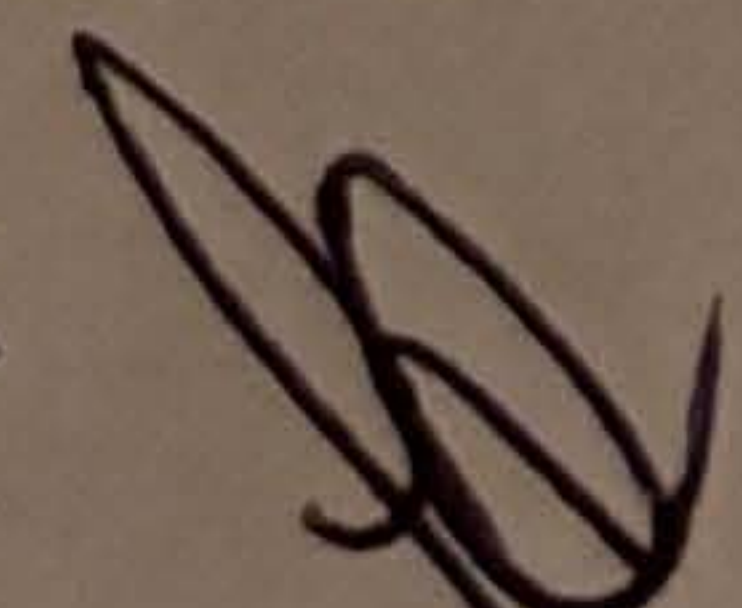
DRAFT

40033 Range Rd 202
Rural Stettler Nob
County of Alberta
TOC 210



"NTS"



Drawn by: 



Municipal Planning Commission

Development Permit Report

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development	WARD:	Erskine – Buffalo Lake
OWNER:	Bar W Resort	APPLICANT:	Bar W Resort c/o Keith Wilson
SUBJECT PROPERTY:	NE 20-40-20-4	ZONING:	Recreational Facility District (RF)
TOTAL AREA IN EXISTING TITLE:	79.29 acres (32.10 hectares)	PROPOSED DEVELOPMENT:	Construction of a Recreation Facility – Indoor and Security/Operator Dwelling Unit
FILE NO:	DP 26031	ROLL NO.	581400

1.0 PURPOSE:

To consider a discretionary use development permit application of “Recreational Facility – Indoor” combined with a “Security/Operator Dwelling Unit”, both of which are a discretionary use in the Recreational Facility District.

2.0 SUMMARY:

The applicant is proposing to construct a 2,856 ft² (84’ x 34’) indoor recreational facility with a security dwelling unit on the second-floor mezzanine. The building has a height of 23.4 ft measured from the finished grade to the highest point of the structure. The proposed location of the building is 177 ft north of the south lot line, and 40 ft north of the existing rural convenience store.

The building will be used by patrons/leaseholders of the Bar W Resort for indoor recreational use. The security dwelling unit will be used by Bar W staff to oversee the property during the operating season of the resort. A variance is requested for:

1. Required parking stalls for Recreation Facility – Indoor
2. Surface material for parking stalls for Security/Operator Dwelling Unit

There are no abandoned oil and gas well sites or oil and gas pipelines on the subject property.

There is also no pipeline right of way or easements of concern.

Photo 1: View of the proposed building site looking northeast from the southwest corner



Photo 2: View of the parking spot adjacent west of the proposed building site looking northeast



Photo 3: View of the road facing east between proposed building site on left and existing buildings



3.0 BACKGROUND

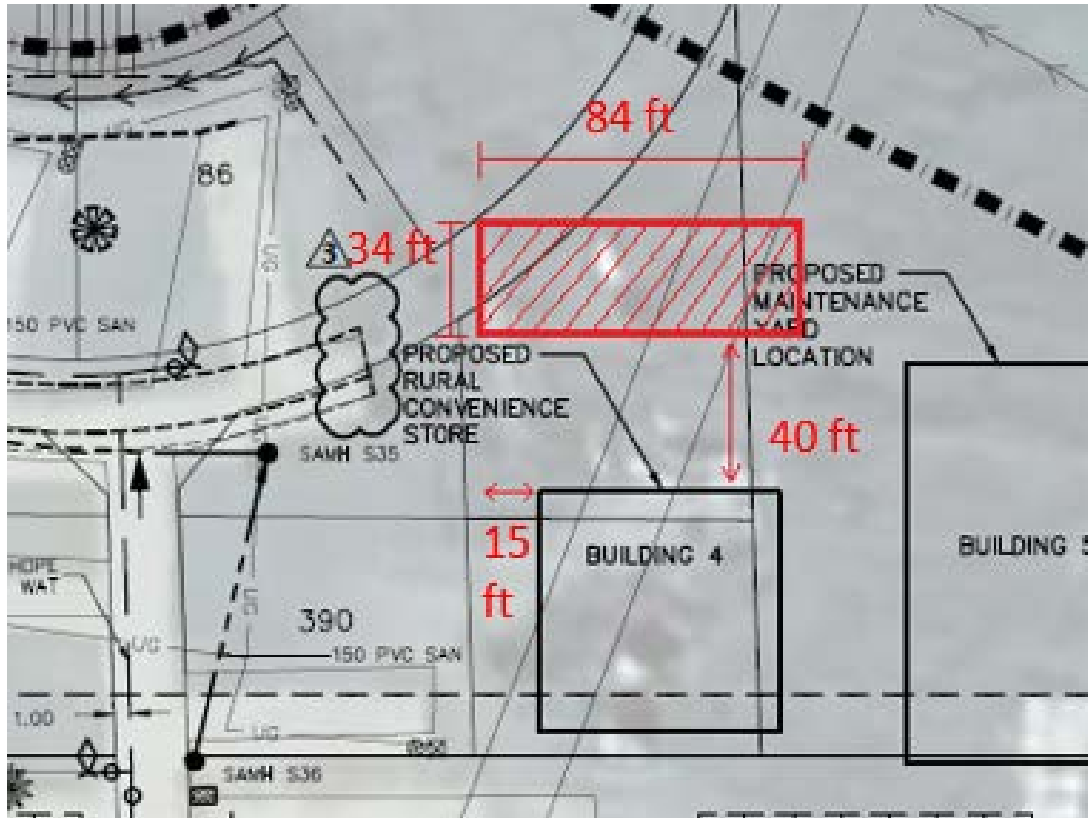
The subject property is located on the south shore of Buffalo Lake between the Summer Village of Rochon Sands and the Summer Village of White Sands. The developed portion of Range Road 20-4 is along the southeast boundary of the property, and the south boundary is along Bayview Street. Island View close is located on the west side of the property.

The west portion of the subject property has been developed as a 318-site recreational vehicle park, rural convenience store and shop/maintenance building under a previous development permit application that was approved in 2023. East of the recreational vehicle park, rural convenience store, and shop/maintenance building is a developed 18-hole mini-golf course with an attendant shack under a previous development permit application that was approved in 2025. The proposed location of the course is approximately 40 ft north of the existing rural convenience store, and 177 ft north from the south property line.

Figure 1: Location of proposed development



Figure 2: Site plan (not to scale)



4.0 ANALYSIS AND DISCUSSION

Buffalo Lake Intermunicipal Development Plan (BLIDP)

The Buffalo Lake Intermunicipal Development Plan allows recreation use in the South Shore Growth Node.

Policy 3.1.3 (a) allows day use facilities including picnic areas, beaches, amusement and game facilities, playgrounds and sports fields.

Municipal Development Plan (MDP)

The County's Municipal Development Plan does not specifically identify the subject property for a land use. MDP policies regarding recreation encourage the creation of recreation opportunities by both the private and public sectors.

The county encourages a variety of private or public recreational opportunities as a means of:

- a) Bringing various segments of the community together through sports, arts, environmental, cultural, and family activities;

b) Strengthening complementary tourism initiatives, attractions, and services.

South Shore Area Structure Plan (SSASP)

The South Shore Area Structure Plan applies to the County of Stettler portion of the South Shore Growth Node identified in the BLIDP. The subject property is designated for recreation and open space uses on the Future Land Use and Transportation Concept. These recreational uses may include activity centres such as the proposed development.

The avoidance of the existing wetlands meets the SSASP policies pertaining to environmentally sensitive lands and wetlands.

Historical resources have been assessed, and an approval has been provided by the Province.

Land Use Bylaw

Use Definitions

The subject property is located within the Recreational Facility District (RF) of the Land Use Bylaw. "Recreation Facility - Indoor" and "Security/Operator Dwelling Unit" are listed as discretionary uses within this district. The uses are defined as:

"Recreation Facility – Indoor" means a primarily indoor recreation facility in which the patronizing public participates or views the participation of others in recreational, entertainment, amusement or sporting activity and, without limiting the generality of the foregoing, may include but not be limited to an amusement arcade, a billiard or pool hall, a bowling alley, a paintball facility, a racquet court, an indoor shooting range, a commercial stable or riding arena, a gymnasium, swimming pools, hockey and skating rinks, an arena, a tourist information centre, tennis courts or a multi-purpose facility."

"Security/Operator Dwelling Unit" means a secondary building or portion of a principal building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial or industrial establishment, or for the on-duty security personnel (e.g. at a storage facility). No more than one security/operator dwelling unit is permitted on a site. A security/operator dwelling unit shall not be used for general residential use similar to that of a private title."

Administration finds that the proposed uses fit these definitions.

Setbacks

The proposed location of the recreational facility and security dwelling complies with the setback requirements of the Recreational Facility District.

Table 1: Setback Requirements

Setback	Requirement (m)	Proposed (m)	Requirement Met?
Front	38	54	Yes
Side (East)	38	160	Yes
Side (West)	7.62	560	Yes
Back	7.62	334	Yes

Height

The maximum building height in the Recreation Facility District is 26 ft. The proposed building height is 23.4 ft to the top of the structure.

Parking

The minimum number of parking stalls for a Recreation Facility - Indoor is 10 stalls/100 m².

The facility has a Gross Floor Area of 265.33 m², necessitating a minimum 27 stalls for the development.

Administration is recommending a relaxation of the required 27 parking stalls to 0 parking stalls. Administration’s view is that the traffic and parking from the proposed Recreation Facility – Indoor has already been accounted for, as the patrons of the new facility are the same as the patrons of the 318 approved lease sites. Undue interference to amenities and material interference to the use, enjoyment, or value of neighbouring parcels of land is unlikely.

Administration is recommending a relaxation of the requirement that parking be hard surfaced for the security/operator dwelling unit, as gravel parking has been allowed for the larger existing development and has not caused issues with the use and enjoyment of adjacent properties.

Design, Character and Appearance of Buildings and Sites

Section 104.14 (a) of the Land Use Bylaw requires that that the appearance of metal and or concrete block is improved with finishing materials that maintain an appearance which is characteristic of surrounding development. The applicant has noted that the exterior siding of the development will have an off-white finish to match the existing buildings on site.

5.0 REFERRAL COMMENTS

The application was referred to County Staff.

Fire Services has commented that all weather gravel surfacing must remain maintained and unobstructed for emergency vehicles and personnel directly south of the building's location. Additionally, the grass directly east of the building must remain unobstructed from permanent features for emergency vehicles and personnel. These concerns have been addressed as conditions of the development permit.

No other issues or concerns were received from other departments

6.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the application based on the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

7.0 RECOMMENDATION

Administration recommends that development permit application DP 26031 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26031.

Respectfully submitted,



Craig Teal
Director of Planning and Development



COUNTY OF STETTLER NO. 6

Development Permit No. DP 26031

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Bar W Resort c/o Keith Wilson
Owner: Bar W Resort

In respect of development involving: Recreation Facility – Indoor and Security/Operator Dwelling Unit

Legal description of land to be developed: NE 20-40-20-4

Roll Number: 581400

Rural Address: 241 Bayview Street

Zoning District: Recreational Facility

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26031 and the following documents submitted with the application:

1. Development Permit Application Form
2. Site Plan A – June 17, 2026 and Building Drawings – May 7, 2026

you are hereby granted **CONDITIONAL APPROVAL** to proceed with the Recreation Facility – Indoor, and Security/Operator Dwelling unit use and development on NE 20-40-20-4.

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

1. A variance to require no additional parking stalls for the Recreation Facility – Indoor use.
2. A variance to allow gravel parking stalls for the Security/Operator Dwelling Unit use.

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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.

5. Unobstructed emergency access to the development must be maintained to accommodate emergency vehicles and personnel. A setback of 20 ft extending west from the western wall of the building of the building must not contain permanent structures that may hinder emergency vehicles. Additionally, a setback of 20 ft extending east from the western wall of the building must not contain permanent structures that may hinder emergency vehicles.
6. An access space of 20 ft extending south from the southern wall of the building must be maintained as an all-weather road capable of supporting emergency vehicles.

Date of Decision: June 17, 2026

Attachments:

Site Plan A – June 17, 2026 and Site Plan B – May 7, 2026

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 of Stettler 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 Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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.

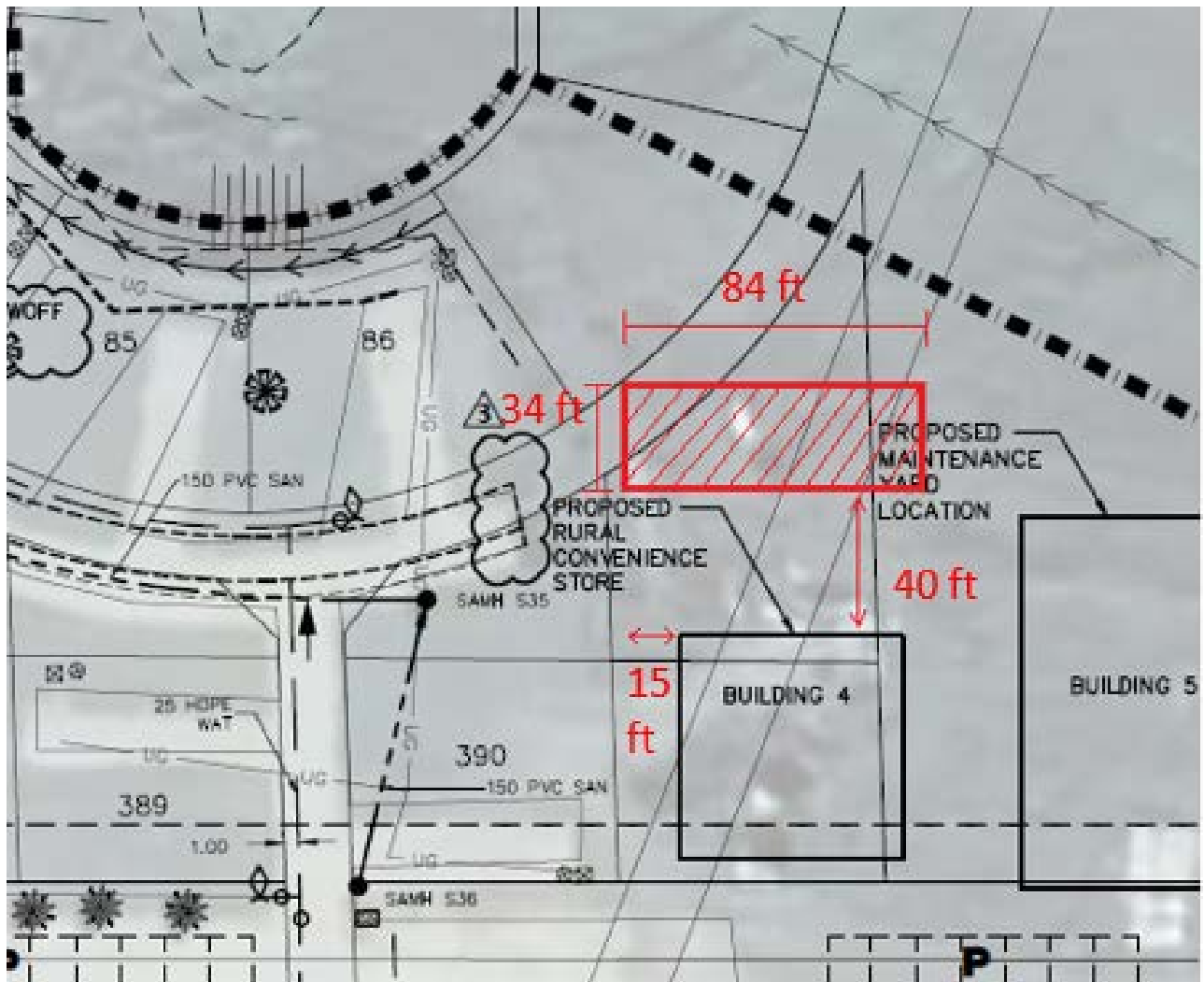
- d. The Land Use Bylaw contains development standards and regulations that apply to but cannot be listed in this development permit due to limited space. These regulations address matters relating to many aspects of the approved development or use, such as access points, lines of sight, public safety 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:

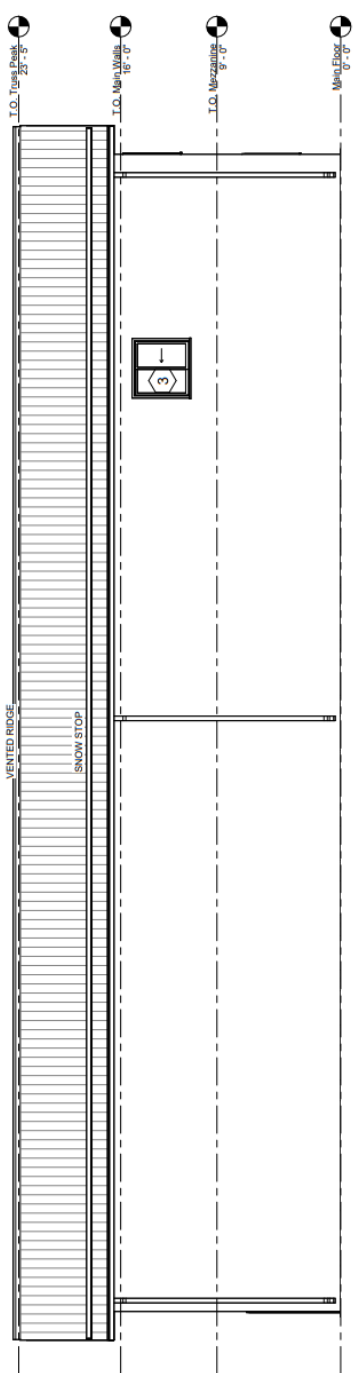
- (i) determining the legal property boundaries and any applicable easements through a survey by an Alberta Land Surveyor;
- (ii) ensuring that any structures approved under this development permit are constructed such that they are correctly set back from the property boundaries in compliance with the 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 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.

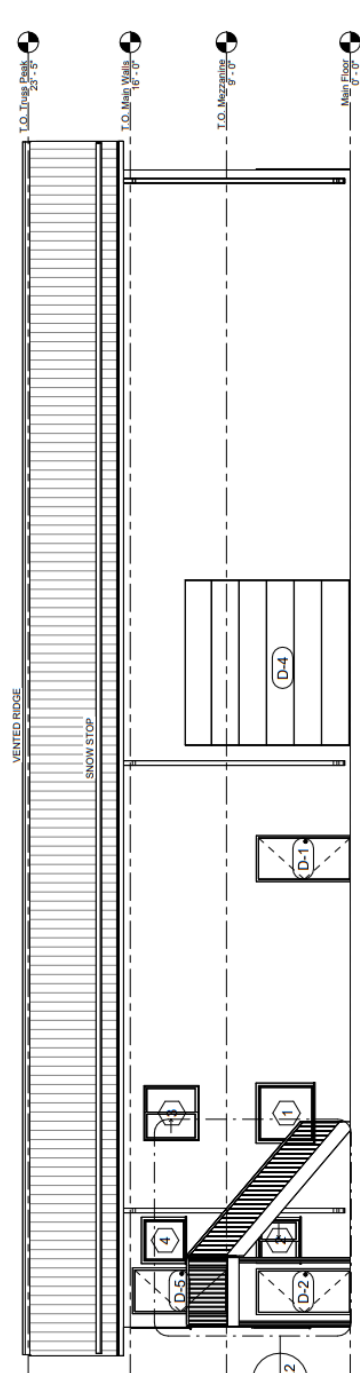
DRAFT



 <p>Box 3083 Vermilion, AB T9X 2B1 Tel: (403) 740-6414</p> <p>Email: admin@raisidedesign.com www.raisidedesign.com</p>	<p>PROJECT: Keith Wilson UFA</p>	<p>DRAWING TITLE: North & South Elevations</p>	<p>SHEET NO: A 2.1 DATE: May 7, 2026 SCALE: 1/8" = 1'-0" SEAL: Issued for Construction</p>
<p>DRAWN BY: G.W. CHECKED BY: G.W.</p>		<p>***COPYRIGHT NOTE*** ALL RIGHTS RESERVED These drawings and specifications shall remain the property of the Designer and shall not be used for any other project without the written consent of the Designer. These documents are not to be reproduced, changed or copied in any way without the written consent of the Designer. Nor are they to be assigned to any third party without first obtaining the written permission and consent of the Designer.</p>	



① North Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"

DO NOT SCALE DRAWINGS



Box 3083
Vermilion, AB
T9X 2B1
Tel: (403) 740-6414

Email: admin@railsidedesign.com
www.railsidedesign.com

PROJECT:

Keith Wilson

UFA

DRAWING TITLE:

Floor Layout

SHEET NO: A 3.0

DATE: May 7, 2026

SCALE: 1/8" = 1'-0"

SEAL:

Issued for Construction



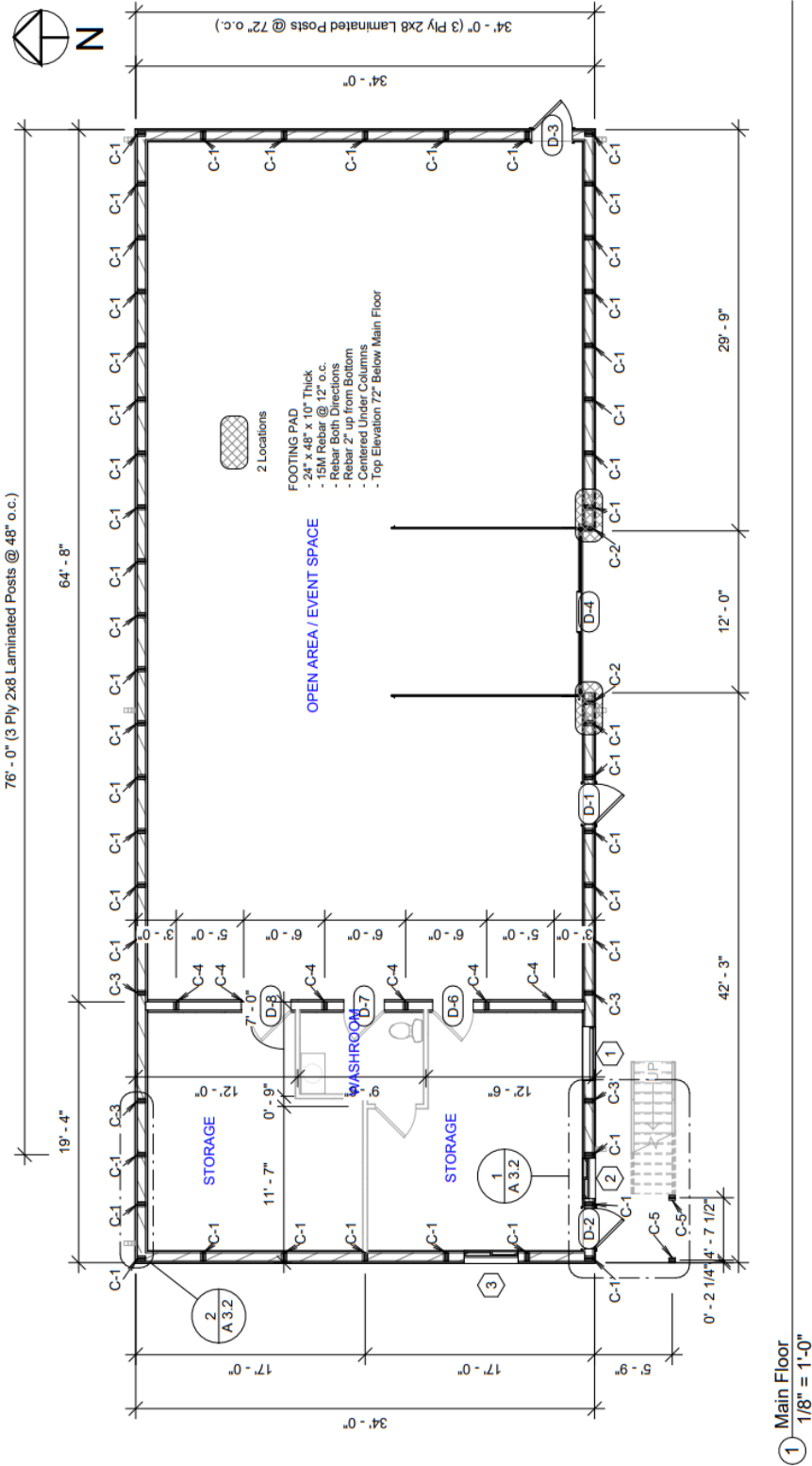
DRAWN BY: G.W.

CHECKED BY: G.W.

COPYRIGHT NOTE
ALL RIGHTS RESERVED
These drawings and specifications shall remain the property of the Designer and shall not be used for any other project without the written consent of the Designer. These documents are not to be reproduced, copied, or otherwise used in any form or by any means, electronic or mechanical, without the prior written permission and consent of the Designer.

Structural Wood Column Schedule

Column Type	Mark	Count	Depth of Conc.	Granular	Collar	Dia of Hole
2x8 - 3 Ply	C-1	45	10"	62"	10"	18"
2x8 - 7 Ply	C-2	2	10"	62"	10"	24"
2x8 - 5 Ply	C-3	4	10"	62"	10"	24"
2x8 - 3 Ply	C-4	6	10"	62"	10"	18"
2x6 - 3 Ply	C-5	2	10"	62"	10"	18"



DO NOT SCALE DRAWINGS

RAILSIDE DESIGN
 Box 3083
 Vermilion, AB
 T9X 2B1
 Tel: (403) 740-6414
 Email: admin@raisidesign.com
 www.raisidesign.com

PROJECT: Keith Wilson
UFA

DRAWING TITLE: Mezzanine Construction

SHEET NO: A 3.3

DATE: May 7, 2026

SCALE: As indicated

SEAL:

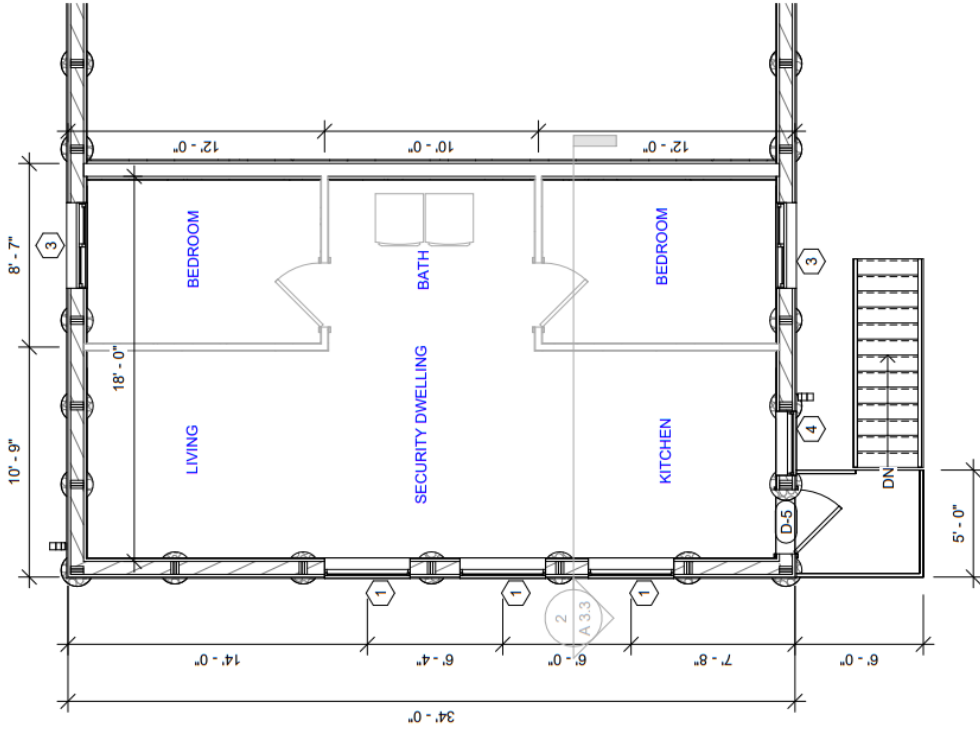
Issued for Construction



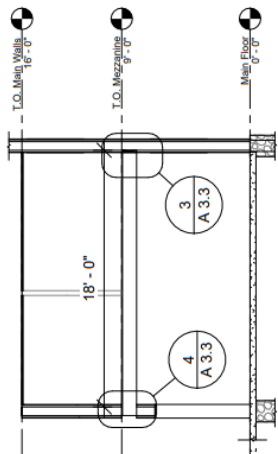
DRAWN BY: G.W.
 CHECKED BY: G.W.

"COPYRIGHT NOTICE"
 ALL RIGHTS RESERVED
 These drawings and specifications shall remain the property of the Designer and shall not be used for any other projects without the written consent of the Designer. These documents are not to be reproduced, stored in a retrieval system, or transmitted in any form or manner whatsoever. Nor are they to be assigned to any third party without first obtaining the written permission of the Designer.

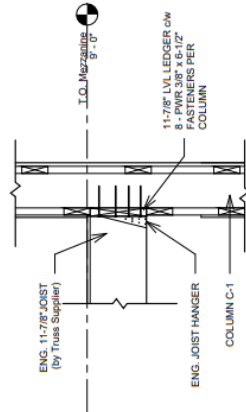
2026-05-07 9:06:07 AM



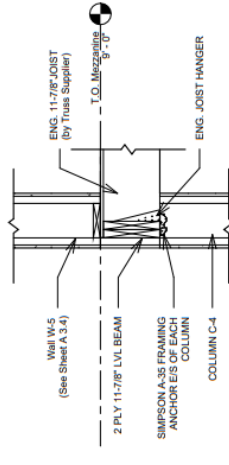
① Mezzanine Layout
 3/16" = 1'-0"



② Section 1
 N.T.S.



③ Section 1 - Callout 2
 N.T.S.



④ Section 1 - Callout 3
 N.T.S.

DO NOT SCALE DRAWINGS



Municipal Planning Commission

Development Officers' Report - Development Permit

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development	WARD:	Donalda-Red Willow
OWNER:	Chyloe & Tobias Banziger	APPLICANT:	Chyloe & Tobias Banziger
SUBJECT PROPERTY:	Lot 1 block 1 Plan 142 3991	ZONING:	Agricultural
TOTAL AREA:	10.18 acres	PROPOSED DEVELOPMENT:	Construction of a 2000sqft Ancillary Building (oversized residential)
FILE NO:	DP 26034	ROLL NO.	324101

1.0 PURPOSE

To consider the construction of a 2000 sqft Ancillary Building (oversized residential).

2.0 SUMMARY

The subject property is located a half mile northwest of Red Willow on Twp Rd 40-4. The property is just over ten acres in size, with a dwelling located on the north west corner of the property which was constructed in 2015. The remainder of the parcel remains bare, with some vegetation to the east boundary. The property is mostly flat with a slight drop in elevation towards the road.

The applicant is applying to construct a 2000sqft Ancillary Building to be used for storage of equipment, and vehicles.

3.0 LAND USE BYLAW

In the Agricultural District, Section 92.3 of Land Use Bylaw 1443-10 as amended provides for an "Ancillary Building - Oversized" as a discretionary use.

43.10 On any parcel of land in the Agricultural District and the Country Residence Agricultural District or any of the various residential and resort districts, including any residential Districts:

- a) the maximum ground floor area of a permitted use Ancillary Building (residential) – Standard Size is 1,500 ft² (139.35 m²) and
- b) the maximum ground floor area of a discretionary use Ancillary Building (residential) – Oversized is 3,000 ft² (278 m²).

4.0 SETBACKS (Agricultural District)

The proposed location of the detached dwelling and attached ancillary building does not comply with the minimum setback requirements of the Resort Residential Land Use District.

Front yard setback of 125' from centreline of the County Road – Development is compliant.

Rear yard setback of 125' from property line – Development is compliant.

Side yard setbacks of 25' from property line – Development is compliant.

REFERRAL COMMENTS

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

5.0 DISCUSSION

The applicant is proposing to construct a 2000sqft ancillary building on Lot 1 Block 1 Plan 142 3991. The subject property is over 10 acres in size, and has ample room to construct the ancillary building. The proposed site is to the rear of the property, far back from the road and access to the building will not create any traffic issues. The construction location is largely flat, with no obstructions. A search for abandoned oil wells and pipelines showed no concerns with the proposed site.

6.0 SITE PHOTOGRAPHS

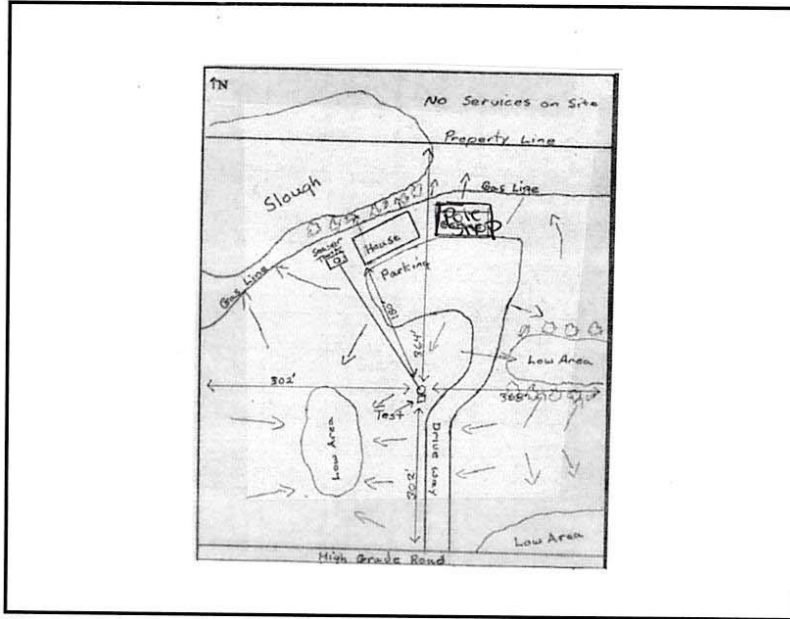
Area map outlining subject property.



Applicant Submitted Site plan.

Site Plan

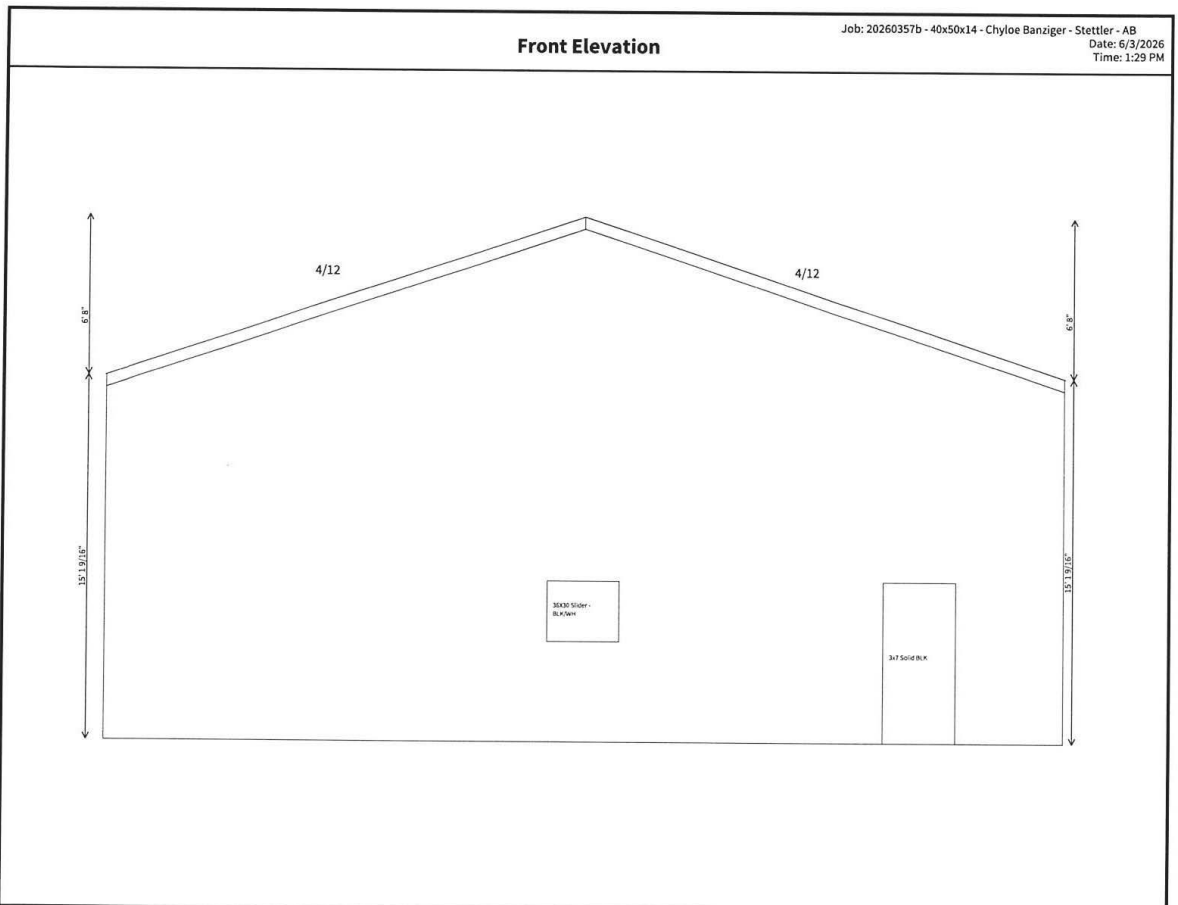
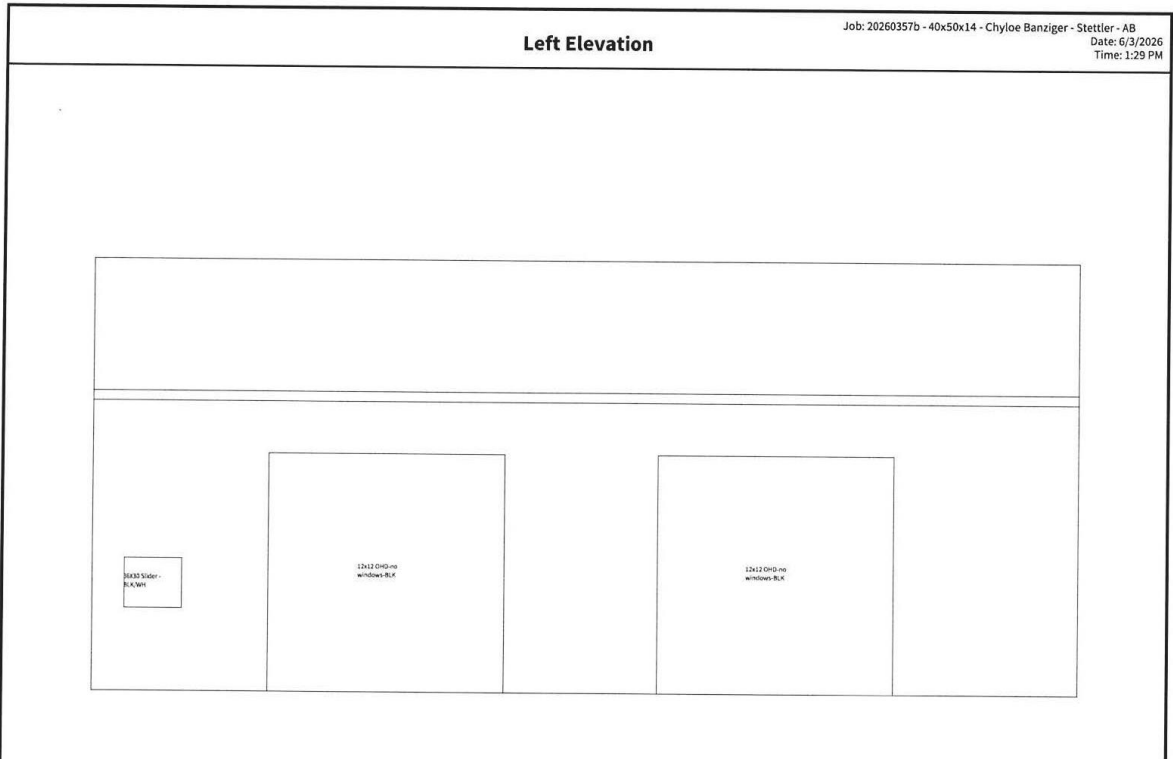
Please use the below square to create a site plan to accompany your application. Alternatively, you may attach a separate document that outlines your proposed development.

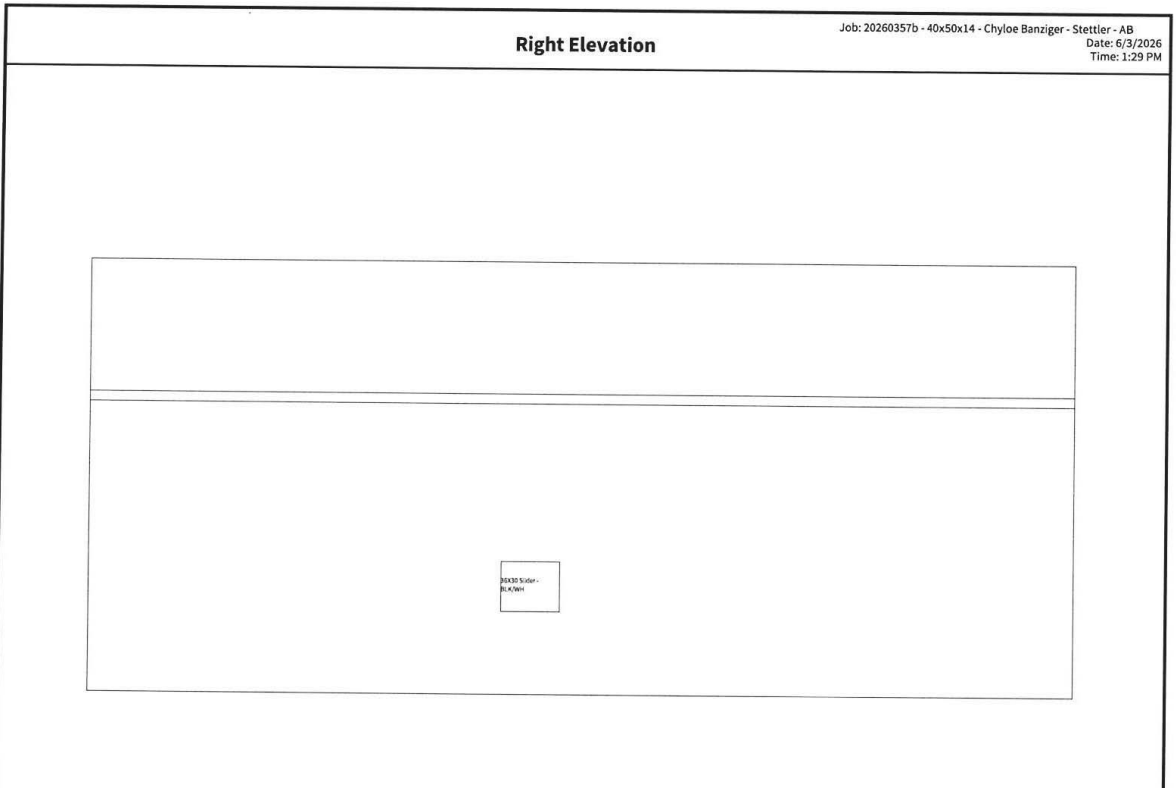
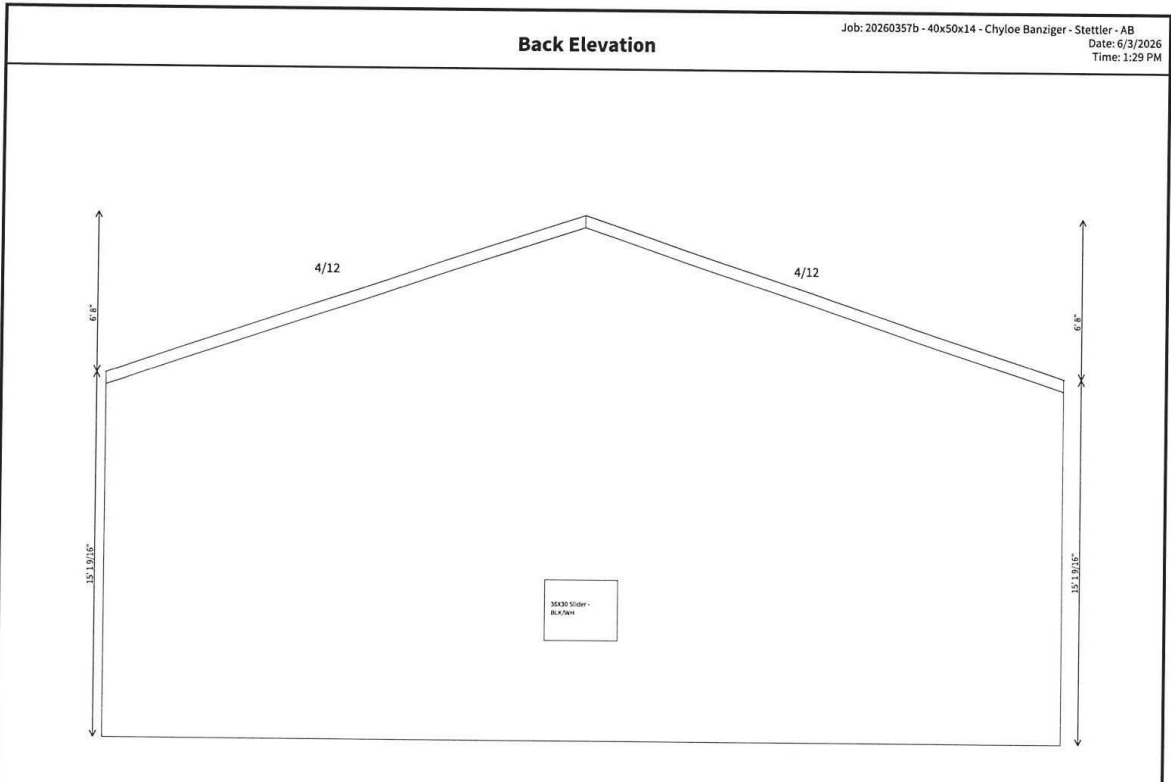


View of proposed building site.



Building Elevations





View looking east from approach.



View looking west from approach.



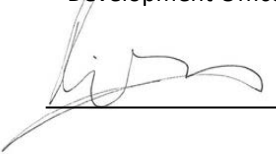
7.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION

1. Approve the discretionary use development permit application DP 26034 (Banziger) for a 2000sqft ancillary building (oversized residential)
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

8.0 RECOMMENDATION

The proposed development is a discretionary use in the Agricultural district. There is ample room on the subject property for the ancillary building(oversized residential). The proposed location for construction poses no issues with slope or any other hazards, and it meets the required setbacks. Therefore, Administration recommends that the development permit application DP 26034 be **approved with conditions** as detailed in the attached Draft Development Permit DP 26034 for a 2000sqft ancillary building.

Rich Fitzgerald
Development Officer

A handwritten signature in black ink, appearing to read 'Rich Fitzgerald', is written over a horizontal line. The signature is stylized and cursive.



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26032

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Chyloe & Tobias Banziger
Address: Box 406 Erskine AB T0C 1G0
Owner: Chyloe & Tobias Banziger

In respect of development involving: Construction of a 2000sqft Ancillary Building (residential oversized)

Legal description of land to be developed: Lot 1 Block 1 Plan 142 3991

Roll Number: 324101

Rural Address: 18518 Twp Rd 40-4

Zoning District: (A) Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26032 and the following documents submitted with the application:

1. Site Plan
2. Construction Drawings

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the 2000sqft Ancillary Building (oversized residential)

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

1. None.

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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.

Date of Decision:

Attachments:

1. Site Plan
2. 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 of Stettler 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 Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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-

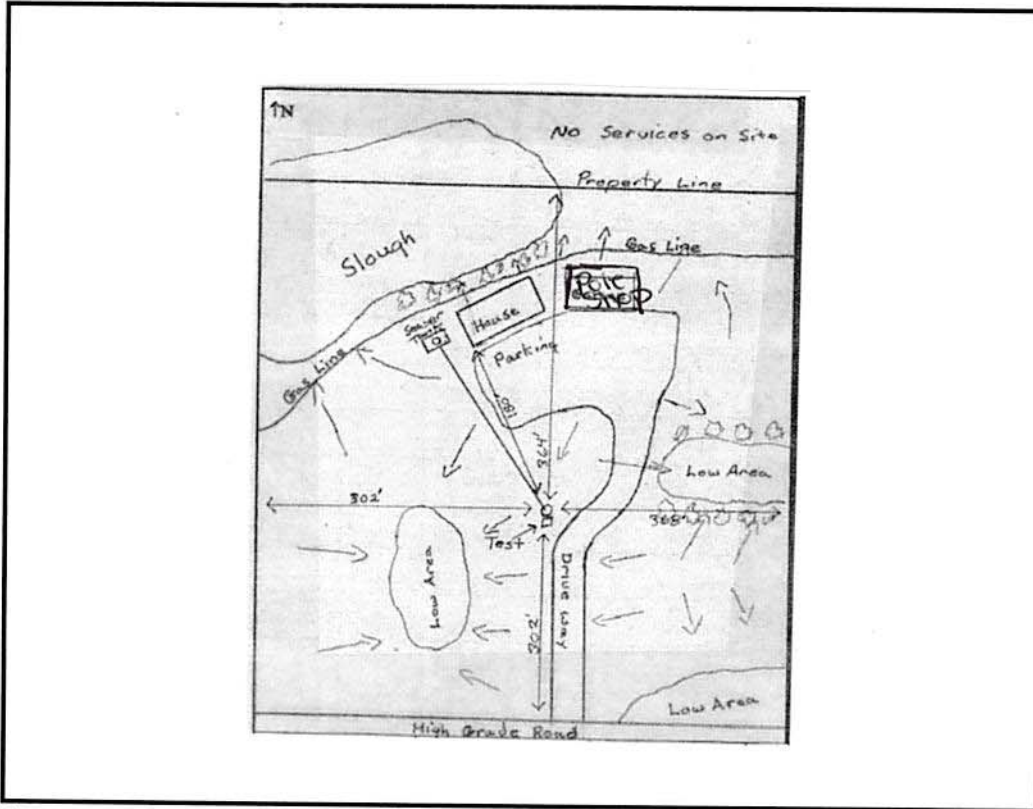
way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;

- (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 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.

DRAFT

Site Plan

Please use the below square to create a site plan to accompany your application. Alternatively, you may attach a separate document that outlines your proposed development.



1. The square is intended to represent the full parcel where the improvement is proposed.
2. Indicate all existing buildings on the property.
3. Identify the location(s) of any roads and/or road allowances.
4. Identify the location(s) of the existing/proposed accesses to the proposed parcel.
5. Include water wells, septic systems, utility lines, watercourses, steep slopes or any other feature relevant to the proposed development

Note: The personal information requested in these forms is protected under the Freedom of Information and Protection of Privacy Act (FOIPP). Collection of the personal information on this form is authorized under the Municipal Government Act and is requested for the purpose of the County's Development Permit process. The information will be used by County staff and representatives for contact information and is not disclosed to other parties. If you have any questions regarding FOIPP, please phone (403) 742-4441 and ask for the FOIPP coordinator.



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26032

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Chyloe & Tobias Banziger
Address: Box 406 Erskine AB T0C 1G0
Owner: Chyloe & Tobias Banziger

In respect of development involving: Construction of a 2000sqft Ancillary Building (residential oversized)

Legal description of land to be developed: Lot 1 Block 1 Plan 142 3991

Roll Number: 324101

Rural Address: 18518 Twp Rd 40-4

Zoning District: (A) Agricultural

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26032 and the following documents submitted with the application:

1. Site Plan
2. Construction Drawings

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the construction of the 2000sqft Ancillary Building (oversized residential)

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

1. None.

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 development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
3. 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.
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 post construction in order to remain compliant with the nature of the use described in this development permit.

Date of Decision:

Attachments:

1. Site Plan
2. 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 of Stettler 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 Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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-

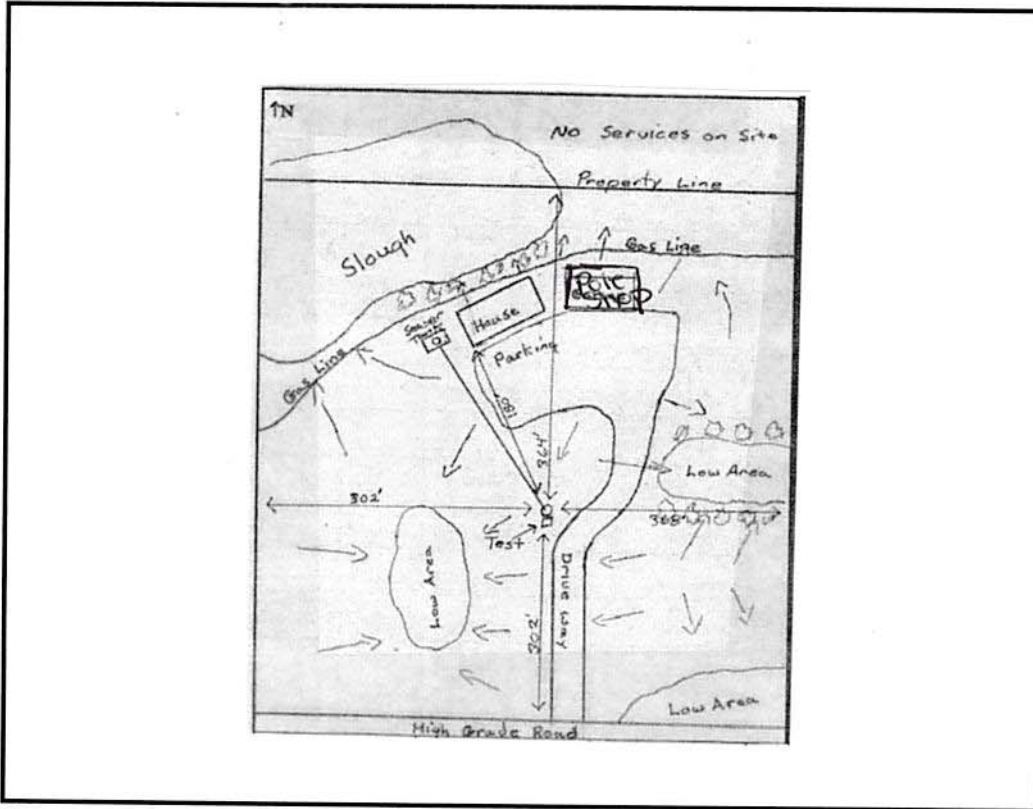
way, utility rights-of-way, access rights-of-way and any easements as they may exist, over, under, or through the Lands;

- (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 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.

DRAFT

Site Plan

Please use the below square to create a site plan to accompany your application. Alternatively, you may attach a separate document that outlines your proposed development.



1. The square is intended to represent the full parcel where the improvement is proposed.
2. Indicate all existing buildings on the property.
3. Identify the location(s) of any roads and/or road allowances.
4. Identify the location(s) of the existing/proposed accesses to the proposed parcel.
5. Include water wells, septic systems, utility lines, watercourses, steep slopes or any other feature relevant to the proposed development

Note: The personal information requested in these forms is protected under the Freedom of Information and Protection of Privacy Act (FOIPP). Collection of the personal information on this form is authorized under the Municipal Government Act and is requested for the purpose of the County's Development Permit process. The information will be used by County staff and representatives for contact information and is not disclosed to other parties. If you have any questions regarding FOIPP, please phone (403) 742-4441 and ask for the FOIPP coordinator.



Municipal Planning Commission

Development Officers' Report - Development Permit

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development Services	WARD:	Ward 4 Erskine-South Warden
OWNER:	Town of Stettler	APPLICANT:	Deer River Investments Ltd.
SUBJECT PROPERTY:	Lot 1 Plan 802 3215	ZONING:	Airport
TOTAL ACRES:	70	PROPOSED DEVELOPMENT:	Placement of sea-can; Ancillary Building
FILE NO:	DP 26035	ROLL NO.	555701

- 1.0 PURPOSE:** To consider the placement of a sea-can deemed to be “Ancillary Building” which is a permitted use in the Airport district. However due to the subject property being adjacent to a multi lot subdivision, the use of the sea can makes the application discretionary.
- 2.0 SUMMARY:** The subject property is located at the airport and surrounded by residential and agricultural uses, see area map below. The applicant is proposing to place a 40ft sea-can along south side of lot #24.
- 3.0 LAND USE BYLAW:** Section 81.1 of Land Use Bylaw 1443-10 as amended provides for a sea-can as a discretionary use in the Airport District.

81.1 Notwithstanding the provisions of any land use district the placement and use of a sea-can as an ancillary building on any parcel of land adjacent to or within a multi-lot subdivision, a hamlet, a village or a town shall be a discretionary use, and the Municipal Planning Commission may, in its sole discretion, approve a development permit application for a sea-can on a temporary basis pursuant to Section 25. Section 25 allows for temporary development permits, which allows MPC to approve the use of the sea-can as a time limited discretionary use.

4.0 REFERRAL COMMENTS

The application was referred to County Staff and no issues or concerns were received pertaining to the proposed development.

5.0 SITE PHOTOGRAPHS

Area map outlining location of sea-can.



Example of sea-can proposed to be moved onsite.



6.0 SETBACKS (AIRPORT DISTRICT)

The proposed location of the Ancillary Building complies with the minimum setback requirements of the Airport Land Use District.

Front yard setback of 125' from road frontage – Development is compliant.

Rear yard setback of 3' from property line – Development is compliant.

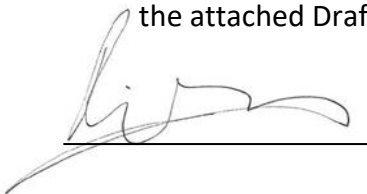
Side yard setbacks of 3' from property line – Development is compliant.

7.0 ALTERNATIVES FOR MUNICIPAL PLANNING COMMISSION:

1. Approve the discretionary use development permit application DP 26035 (Deer River Rentals Ltd.) for a “Ancillary Building” (sea-can) on Lot 1 Plan 802 3215 subject to the conditions put forward by Administration; or
2. Approve the application based on revised conditions; or
3. Postpone a decision on the application to receive further information; or
4. Deny the application stating reasons.

8.0 RECOMMENDATION

There are already several sea-cans on the subject property that have existed without issue. The proposed location of the sea-can is not readily visible from the adjacent multi-lot subdivision, and the sea-can is in good shape. Therefore, Administration recommends that the development permit application DP 26035 be **approved with conditions** as details in the attached Draft Development Permit DP 26035 for an Ancillary Building.



Rich Fitzgerald
Development Officer



COUNTY OF STETTLER NO. 6 Development Permit No. DP 26035

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED TO:

Applicant: Deer River Investments Ltd.
Address: Box 538 Stettler, AB T0C 2L0
Owner: Town of Stettler

In respect of development involving: Placement of a sea-can deemed to be an “Ancillary Building” which is a permitted use in the Airport District, however due to the airport being adjacent to a multilot subdivision, the application is a discretionary use.

Legal description of land to be developed: Lot 1 Plan 802 3215

Roll Number: 555701

Rural Address: 38532 Rge Rd 201 Lot 24

Zoning District: Airport

Pursuant to Land Use Bylaw No. 1443-10, as amended, and as described by the Applicant in Development Permit Application No. DP 26035 and the following documents submitted with the application:

1. Site Plan
2. Picture of Sea-Can

You are hereby granted **CONDITIONAL APPROVAL** to proceed with the placement of the ancillary building located at the property as described above.

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

1. None.

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. Placement of the Sea can shall be within the boundaries of Hangar Lease Site 23 (56.3 feet wide x 40 ft deep).
3. This permit shall be a time limited permit, expiring on June 17, 2031 at which time the applicant may make an application to continue to use the sea-can for storage, or remove the sea-can from the property.
4. The applicant shall provide to the Development Officer any revised construction drawings clearly indicating any changes to the approved drawing set, if applicable.
5. Where the development permit is issued for development construction, the construction shall be started within one year and the finishing shall be completed within two years of the date of issue of the development permit.
6. Sea can must be positioned so that deliveries to the sea can will be undertaken from the rear road access, and not from the tarmac/apron.
7. The exterior of the sea can shall be maintained so as to not become unsightly.
8. 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 post construction in order to remain compliant with the nature of the use described in this development permit.

9. 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.

Date of Decision:

Attachments:

1. Site Plan
2. Picture of Sea-Can

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 of Stettler 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 and Development Appeal Board
c/o Andrew Brysiuk, County of Stettler
Box 1270, 6602 – 44 Avenue, 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 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.





Municipal Planning Commission

Subdivision Report

DATE OF MUNICIPAL PLANNING COMMISSION MEETING: June 17, 2026			
FROM:	Planning & Development	WARD:	Erskine South-Warden
OWNER:	Curtis & Cora-Lynne Fuller	APPLICANT:	Curtis & Cora-Lynne Fuller
SUBJECT PROPERTY:	SE 23-42-19-W4	ZONING:	Agricultural District
TOTAL AREA IN EXISTING TITLE:	160 acres (64.75 hectares)	AREA OF PROPOSED PARCELS:	+/- 24.88 acres (10.07 hectares)
FILE NO:	SUB2026-06	ROLL NO.	483100

1.0 PURPOSE

To separate a 24.88 acres (10.07 ha) area from the SE 23-42-19-W4 in the Agricultural District (A) as shown in Appendix A.

2.0 BACKGROUND AND DISCUSSION

The subject property is located 4.88km (3.03 miles) north west of the Village of Donalda and 4.89km (3.04 miles) north of Highway 53. Township Road 42-3 abuts its southern boundary and its location is shown in Appendix B.

The terrain of the property is primarily characterized by cultivated cropland, pastureland, with multiple sloughs and stands of trees. The existing residence is located near the south side of the subject property. The intent is to separate the existing residence, driveway, ancillary buildings and open discharge system from the remainder of the subject property.

The following report will examine the proposed subdivision in relation to the County's existing plans, the comments obtained through the referral process, and other applicable planning considerations.

Intermunicipal Development Plan

The subject property is outside any Intermunicipal Development Plan area.

Municipal Development Plan

Policy 4.6 stipulates that, in the Agricultural District, the County generally supports the subdivision of an existing farmstead(s) as an agricultural parcel(s) if the following criteria are complied with: (i) The preferred maximum size of a farmstead parcel shall be determined by the size of the minimum area required to include the yard site with permanent bona-fide and viable buildings, shelter belt, access, power, pole, gas connection, domestic water well, and private sewage disposal system excluding the setback distance to property boundaries that are required under the Alberta Private Sewage Systems Standard of Practice issued by the Safety Codes Council under the Private Sewage

Disposal Systems Regulation (Alberta Regulation 229/1997).

Planning staff notes that the wording of Policy 4.6(d)(i) speaks to “preference” of parcel size rather than an absolute standard. This is interpreted as providing a degree of flexibility to the Subdivision Authority to consider bigger parcel sizing. In this case, it is an exercise of discretion by the Subdivision Authority based on the merits of the proposal and the planning implications of the decision.

In Planning staff’s view, the 24.88-acre parcel that is proposed will not affect the ability to farm the remainder of the subject property or adjacent lands. The proposed parcel and remainder parcel meet the MDP provisions.

Area Structure Plan / Outline Plan

The subject property is not contained within an existing Area Structure Plan or Outline Plan.

Land Use Bylaw

The subject property is located within the Agricultural (A) District of the Land Use Bylaw (LUB). The proposed parcel and the remainder parcel meet the minimum parcel size requirement of three acres.

Municipal Reserves

Pursuant to Section 663(a) of the Municipal Government Act, Municipal Reserve dedication is not required for the area being subdivided from the SE 23-42-19-W4 as it is considered the first parcel subdivided from the quarter section.

Water and Wastewater Services, Utilities

The proposed parcel contains an open discharge system. The existing system will meet the setback and separation distances required under the *Private Sewage Disposal Systems Regulation* (Alberta Regulation 229/1997) and the *Alberta Private Sewage Systems Standard of Practice* to the north, west and south. The distance to the east is the quarter section boundary and is not affected by this subdivision approval. The setbacks are shown in Appendix C.

There are no abandoned wells located on the subject property.

Access and Road Dedication

The parcel abuts Township Road 42-3 along its southern boundary. Township Road 42-3 does not meet the County’s preferred 30-metre road right-of-way standard. A road widening acquisition agreement is recommended along the south boundary of the SE 23.

The proposed parcel contains a developed driveway accessed from Township Road 42-3 along the parcel’s southern boundary.

Sightlines from the west and east driveways of proposed parcel does not meet the County expectations. Brushing is required within the sight triangle to provide an adequate sightline. See Photos 1 and 2 from the “Site Photos” section of the report.

Sightlines from the approach to the existing parcel does meet County expectations.

Rural Development Fund

County policies require a \$1,000.00 contribution to the Rural Development Fund per acre of land

needed to accommodate the area occupied by a farmstead up to a maximum of 10 acres. The parcel of land being subdivided is 24.88 acres in area. The farmstead accounts for 5.66 acres, and wetlands account for 5.51 acres, which means the remaining 13.71 acres should be subject to a contribution to the Rural Development Fund. This amounts to \$13,710.00 calculated on 13.71 acres.

Site Photos

A site inspection was completed on May 21, 2026. The following images illustrate the general nature of the subject property.



Photo 1: View from eastern approach on proposed parcel looking east



Photo 2: View from eastern approach on proposed parcel looking west towards the western approach



Photo 3: View from the central portion of proposed parcel looking south.



Photo 4: View from the central portion of proposed parcel looking southeast.



Photo 5: View from the central portion of proposed parcel looking east.



Photo 6: View from the central portion of proposed parcel looking north.



Photo 7: View from the central portion of proposed parcel looking west.

REFERRAL COMMENTS

The application was referred to County Staff, agencies with an interest in the land, and adjacent landowners. Comments in their entirety are attached in Appendix D.

Comments from Municipal Staff

- Fire Services: No Concerns
- Operations: No Concerns

Comments from Adjacent Landowners

- None

Comments from Referral Agencies

- APEX Utilities – no objection; *notify Utility Safety Partners to arrange for “field locating” should excavations be required within the described area.*
- ATCO Transmission and Distribution - no objection

- ATCO Electric – existing facilities impacted; will require a power line right of way
- Canada Post - no concerns; provide addressing updates if applicable
- TELUS – no concerns

3.0 RECOMMENDATION

In the opinion of the Subdivision Authority, the proposed application satisfies the requirements of Section 654 of the *Municipal Government Act*, the relevant matters listed in Section 9 of the *Matters Relating To Subdivision and Development Regulations* (see Appendix E); and complies with the MDP and the LUB.

Therefore, the Subdivision Authority **APPROVES** application **SUB2026-06** subject to the following conditions:

1. The subdivision shall be carried out by an instrument acceptable to the Registrar of the Land Titles Office at no cost to the County.
2. All outstanding Property Taxes to be paid to the County of Stettler No. 6.
3. Registration of a utility right of way/easement agreement for ATCO Electric to the satisfaction of the County of Stettler No. 6.
4. The applicant shall enter into a Road Acquisition Agreement to dedicate 5 metres of land for future road widening of Township Road 42-3 along the entire south boundary of the SE 23-42-19-W4 in accordance with Council Policy PD 4.4 – Road Dedication, Upgrades and Subdivision Registration.
5. The applicant shall contact the County Operations Department to arrange for the clearing of trees and grubbing of underbrush and stumps within the vicinity of the two access points to proposed parcel along Township Road 42-3.

Notes for Information and Follow-up by Applicant:

- a. The applicant is responsible for the payment of the \$200.00 endorsement fee to the County per new lot created through subdivision. The applicant is also responsible for payment of \$13,710.00 to the Rural Development Fund based on a 13.71 acres parcel.
- b. The developer is responsible for making suitable arrangements with utility companies for provision of all services and/or necessary easements for utility rights-of-way.
- c. Any existing instruments on the land title, for example lease roads, pipelines or other oil and gas facilities or other infrastructure and agreements are automatically carried forward from the land title of the subject property to the land title(s) of the proposed parcel(s).
- d. Please notify Alberta One-Call at 1-800-242-3447 to arrange for field locating should any excavations be required near utility lines.
- e. An abandoned well search indicated that there are either no abandoned wells on the property or if there are, that the proposed subdivision area, project site or building site is located outside of the required setback distance from any abandoned well on the property.

- f. If the applicant intends to apply to participate in the County's residential laneway snow plowing program it is the applicant's responsibility to construct and maintain at no cost to the County a laneway that complies with the County's access requirements for snow plowing equipment. Please contact the County for further details. The laneway snow plowing program does not apply to commercial and industrial properties or to properties in a hamlet or a multi-lot subdivision.
- g. Where a municipal sewage disposal system is not available, it is the landowner or applicant's responsibility to comply 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.
- h. The issuance of this conditional Subdivision Approval indicates only that the proposed subdivision is approved in accordance with the provisions of the County of Stettler No. 6 Municipal Development Plan, Land Use Bylaw and related policies and does in no way relieve or excuse the applicant or landowner 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 conditional Subdivision Approval 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 subdivision approval may impact a wetland.

4.0 ALTERNATIVES

- 1. Postpone the application pending further information.

OR:

- 2. Deny the application, stating reasons.



Andrew Gomes
Planner

Attachments

Appendix A: Proposed Subdivision

Appendix B: Location Map

Appendix C: Setbacks for Open Discharge

Appendix D: Referral Comments

Appendix E: *Municipal Government Act* – Approval of Application - Section 654



Matters Relating To Subdivision and Development Regulation – Relevant Considerations – Section 9

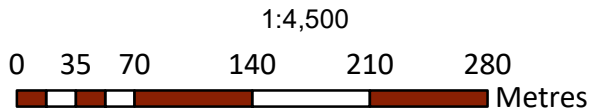


Proposed Subdivision
 SUB 2026-06
 SE-23-42-19-W4M



Legend

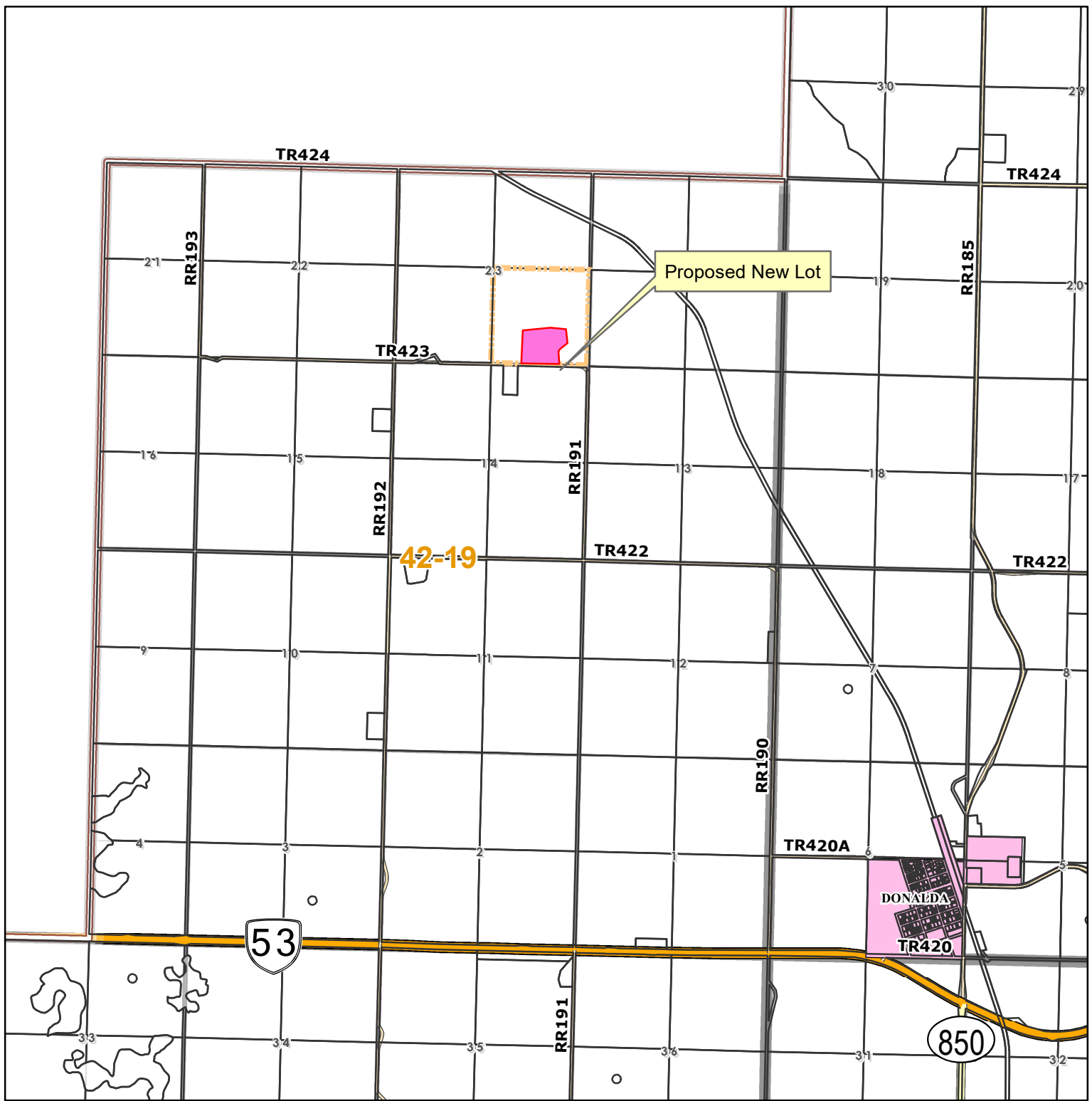
-  Proposed New Lot
-  Property Subject to Subdivision
County of Stettler No. 6



Provided by the County of Stettler No.6
 Dimensions and areas are approximate
 and based on information submitted by
 the applicant. Dimensions need to be
 verified in the field by an ALS.

Date: 2026.05.11


APPENDIX A

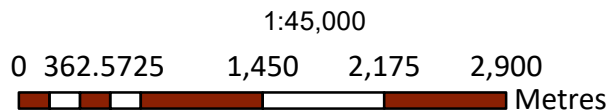


Location of Proposed Subdivision
 SUB 2026-06
 SE-23-42-19-W4M



Legend

 Property Subject to Subdivision
 County of Stettler No. 6

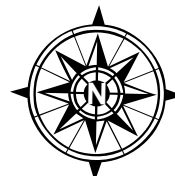


Provided by the County of Stettler No.6
 Dimensions and areas are approximate
 and based on information submitted by
 the applicant. Dimensions need to be
 verified in the field by an ALS.

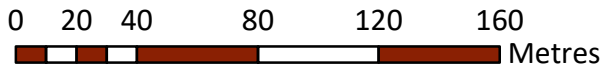


APPENDIX C

SUB 2026-06
SE-23-42-19-W4M



1:2,500



- discharge
- - - - - Building Setback (45m) from Open Discharge System (Existing)
- - - - - Property Line Setback (90m) from Open Discharge System (Existing)

Provided by the County of Stettler No.6
Dimensions and areas are approximate
and based on information submitted by
the applicant. Dimensions need to be
verified in the field by an ALS.

Date: 2026-05-25
Wednesday, June 17, 2026

Andrew Gomes

From: Ivan Dijkstra
Sent: June 2, 2026 12:20 PM
To: Andrew Gomes
Cc: Troy Auton
Subject: RE: Internal Referral - SUB2026-06 - Due June 8, 2026

No issues from fire's perspective.

Ivan

Ivan Dijkstra
Manager of Fire Services
County of Stettler, Heartland Regional Fire

t: 403-742-4441 x 185
f: 403-742-1277
e: idijkstra@stettlercounty.ca
w: www.stettlercounty.ca

Follow us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [RSS](#)

 Please consider the environment before printing this email.

This electronic message and any attached documents are intended only for the named addressee(s). This communication from The County of Stettler may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: May 25, 2026 1:22 PM
To: Ivan Dijkstra <idijkstra@stettlercounty.ca>; Troy Auton <tauton@stettlercounty.ca>; Andy Phillips <aphillips@stettlercounty.ca>
Subject: Fw: Internal Referral - SUB2026-06 - Due June 8, 2026

Andrew Gomes
Planner
County of Stettler

t: 403-742-4441 x 132
c: 403-323-4478
f: 403-742-1277
e: aethulkotte@stettlercounty.ca
w: www.stettlercounty.ca

Follow us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [RSS](#)

Andrew Gomes

From: Gregory Jackson
Sent: June 8, 2026 11:59 AM
To: Andrew Gomes
Subject: RE: Internal Referral - SUB2026-06 - Due June 8, 2026

Good morning Andrew,

I have no concerns with the application as submitted.

Regards,

Greggory Jackson
Director of Operations
County of Stettler

t: 403-742-4441 x 129
f: 403-742-1277
e: gjackson@stettlercounty.ca
w: www.stettlercounty.ca

Follow us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [RSS](#)

 Please consider the environment before printing this email.

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: May 22, 2026 4:38 PM
To: Yvette Cassidy <ycassidy@stettlercounty.ca>; Andrew Brysiuk <abrysiuk@stettlercounty.ca>; Sharon Larsen <slarsen@stettlercounty.ca>; Greggory Jackson <gjackson@stettlercounty.ca>; Dan Albisser <dalbisser@stettlercounty.ca>; Randy Chmelnyk <rchmelnyk@stettlercounty.ca>
Subject: Internal Referral - SUB2026-06 - Due June 8, 2026

Good Afternoon,

Please see the attached drawings for a proposed subdivision in the **SE 23-42-19-W4**. Let me know if you would need anything else!

Please provide any comments you may have by June 8, 2026.

Thanks!

Andrew Gomes
Planner
County of Stettler

t: 403-742-4441 x 132
c: 403-323-4478
f: 403-742-1277

Andrew Gomes

From: Third Party Requests <thirdpartyrequests@apexutilities.ca>
Sent: May 22, 2026 10:12 AM
To: Andrew Gomes
Subject: RE: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06 - AUI RESPONSE
Attachments: Letter to Agencies - Application SUB2026-06 - May 15.pdf

To Whom It May Concern:

Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify **Utility Safety Partners at 1-800-242-3447** to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

Thank you,

Land Services
Apex Utilities Inc.

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: Friday, May 15, 2026 9:24 AM
Cc: Third Party Requests <thirdpartyrequests@apexutilities.ca>; land.admin@atcogas.com; landinquiries@atcoelectric.com; circulations@telus.com; clearview@clearview.ab.ca; reception@ecacs16.ab.ca; jeffrey.way@canadapost.postescanada.ca; RedDeer.LUApps@gov.ab.ca; setbackreferrals@aer.ca; 3rdpartyrequests@altalink.ca; land.admin@atco.com
Subject: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning,

Please review the attached circulation and provide any comments as necessary. If you have comments, please provide them **by June 8** at the latest.

Thank you!

Andrew Gomes
Planner
County of Stettler
t: 403-742-4441 x 132
c: 403-323-4478
f: 403-742-1277

Andrew Gomes

From: Gas Land Department <land.admin@atco.com>
Sent: May 27, 2026 9:20 AM
To: Andrew Gomes
Subject: ATCO TRANSMISSION_DISTRIBUTION 7311: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

ATCO Distribution and ATCO Transmission wish to confirm we have no objection as we have no pipelines in the proposed area.

Thank you for allowing ATCO to review your proposal and provide feedback.

Shan Newton, CONTRACTOR

Administrator, Circulations Team

E: Shannon.newton@atco.com

ATCO Pipelines & Liquids Global Business Unit

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: Friday, May 15, 2026 9:24 AM
Cc: thirdpartyrequests@apexutilities.ca; land.admin@atcogas.com; @ Electric Land Inquiries <LandInquiries@atcoelectric.com>; circulations@telus.com; clearview@clearview.ab.ca; reception@ecacs16.ab.ca; jeffrey.way@canadapost.postescanada.ca; RedDeer.LUApps@gov.ab.ca; setbackreferrals@aer.ca; 3rdpartyrequests@altalink.ca; Gas Land Department <land.admin@atco.com>
Subject: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

You don't often get email from agomes@stettlercounty.ca. [Learn why this is important](#)

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Morning,

Please review the attached circulation and provide any comments as necessary. If you have comments, please provide them **by June 8** at the latest.

Thank you!

Andrew Gomes

Planner

County of Stettler

t: 403-742-4441 x 132

c: 403-323-4478

f: 403-742-1277

e: aethulkotte@stettlercounty.ca

w: www.stettlercounty.ca

Follow us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [RSS](#)

 Please consider the environment before printing this email.

This electronic message and any attached documents are intended only for the named addressee(s). This communication from The County of Stettler may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be

Andrew Gomes

From: @ Electric Land Inquiries <LandInquiries@atcoelectric.com>
Sent: May 15, 2026 1:22 PM
To: Andrew Gomes
Cc: Sturrock, Chad
Subject: INQ-2026-0199 Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06
Attachments: Letter to Agencies - Application SUB2026-06 - May 15.pdf

Good Morning Andrew,

ATCO Electric Ltd. has received notification of proposed subdivision and wishes to advise that existing power line facilities will be impacted by this change.

Include the following in the application decision:

That the applicant/owner carry forward and/or provide new agreements, caveats, easements and/or right of way in accordance with municipal requirements, and agency and/or utility company requirements.

ATCO Electric Ltd. will be approaching the landowner for the purpose of acquiring a Power Line Right of Way on all facilities directly affected by this subdivision.

ATCO Electric Ltd. will register the Power Line Right of Way on title, in the form of a caveat. Preparation, acquisition and registration of the caveat will be the sole responsibility of ATCO Electric Ltd. The landowner shall not be responsible for any costs related to the aforementioned process.

Thank you
Rita Klasson
Senior Land Administrator, Land Administration
ATCO Electric

T. 780 508-4688
A. 10TH Floor AC, 10035 – 105 Street, Edmonton AB T5J 1C8



[ATCO.com](https://www.atco.com) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: Friday, May 15, 2026 9:24 AM
Cc: thirdpartyrequests@apexutilities.ca; land.admin@atcogas.com; @ Electric Land Inquiries <LandInquiries@atcoelectric.com>; circulations@telus.com; clearview@clearview.ab.ca; reception@ecacs16.ab.ca; jeffrey.way@canadapost.postescanada.ca; RedDeer.LUApps@gov.ab.ca; setbackreferrals@aer.ca;



Re: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

From Andrew Gomes <agomes@stettlercounty.ca>
Date Fri 5/15/2026 10:13 AM
To WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>

From: WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>
Sent: Friday, May 15, 2026 10:09 AM
To: Andrew Gomes <agomes@stettlercounty.ca>
Subject: RE: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

No concerns with application from Canada Post. Please provide any civic address additions or changes resulting from application.

Thank you,

Jeffrey Way
Canada Post
Edmonton Delivery Services
201 – 12135 149 ST NW
Edmonton AB T5L 5H2

780-405-0378 W-cell
780-944-3395 fax
jeffrey.way@canadapost.ca

Correct Addressing & Data equates to Correct Delivery

From: Andrew Gomes <agomes@stettlercounty.ca>
Sent: May-15-26 9:24 AM
Cc: thirdpartyrequests@apexutilities.ca; land.admin@atcogas.com; landinquiries@atcoelectric.com; circulations@telus.com; clearview@clearview.ab.ca; reception@ecacs16.ab.ca; WAY, Jeffrey <jeffrey.way@canadapost.postescanada.ca>; RedDeer.LUApps@gov.ab.ca; setbackreferrals@aer.ca; 3rdpartyrequests@altalink.ca; land.admin@atco.com
Subject: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

Andrew Gomes

From: circulations . <circulations@telus.com>
Sent: May 15, 2026 2:01 PM
To: Andrew Gomes
Subject: Re: Agency Subdivision Referral - County of Stettler - SE 23-42-19-W4 - Our File: SUB2026-06

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Regards,

Joanne Bourdage

Real Estate Specialist | TELUS Land Solutions Team

National Network Planning (NNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Fri, May 15, 2026 at 9:24 AM Andrew Gomes <agomes@stettlercounty.ca> wrote:

Good Morning,

Please review the attached circulation and provide any comments as necessary. If you have comments, please provide them **by June 8** at the latest.

Thank you!

Andrew Gomes
Planner
County of Stettler

APPENDIX E

Municipal Government Act

Approval of Application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any
- (c) statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided, the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

Matters Relating To Subdivision and Development Regulation

Relevant Consideration

9 In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

- (a) its topography,
- (b) its soil characteristics,
- (c) storm water collection and disposal,
- (d) any potential for the flooding, subsidence or erosion of the land,
- (e) its accessibility to a road,
- (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 6(4)(b) and (c),
- (h) the use of land in the vicinity of the land that is the subject of the application, and
- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

DP No.	Legal Description	Applicant	Owner	Proposed Development	Use	Construction Value
DP 26027	Lot 15A Block 6 Plan 152 4494	Brad and Eira Romans	Brad and Eira Romans	RV as dwelling	D	Undisclosed
DP 26028	lot 15-16 block 1 Plan 152 524	Heartland Regional Fire	2418243 Alberta Ltd.	advertising sign	P	\$0
DP 26029	Lot 38 Block 2 Plan 052 2242	Tammy Conlon	Tammy Conlon	RV as dwelling	D	Undisclosed
DP 26030	Lot 34 Block 2 Plan 0522242	Michael Lobsinger	Michael Lobsinger	Extend existing carport		\$30,000
DP 26031	NE-20-40-20-W4M	Bar W Resort	Bar W Resort c/o Keith wilson	Construction of Recreation Facility - Indoor with Security Dwelling Unit	D	\$295,000
DP 26032	SE-4-39-20-w4m	CBI solar	Trent Keeley	roof mounted solar panels	P	\$31,440
DP 26033	SW-33-41-17-W4M	County of Stettler	County of Stettler	Reclamation	D	\$0
DP 26034	SE-30-40-18-W4M	Chloe & Tobias Banziger	Chloe & Tobias Banziger	Ancillary Building Oversized Residential	D	\$110,000
DP 26035	SE-35-38-20-W4M	Deer River Investments Ltd.	Town of Stettler	Seacan adjacent to Multi lot sub	D	\$6,500
DP 26036	lots 7 & 8 Block 11 Plan 3026AF	James Martin & Katie Martin	James Martin & Katie Martin	additon to existing ancillary building with a 100% variance to rear yard	D	\$10,000

Total number of permits processed from May 10 – June 10, 2026 = 9

DP No.	Legal Description	Applicant	Owner	Proposed Development	Use	Construction Value
DP 25038	NW-35-39-20	Echordge Homes	Erick Osterud	Addition to detached dwelling	Permitted	\$100,000
DP 25039	Lot 1 Plan 002 2470	Verle + Shauna Klassen	Verle + Shauna Klassen	Home Business	Discretionary	\$25,000
DP 25040	Lot 4 Block 2 Plan 062 0307	Kimberly Tillmar	Kimberly Tillmar	RV as a dwelling	Discretionary	\$0
DP 25041	Lot AP Plan 1648	David Delamont	David Delamont & Cayleigh Delamont	Greenhouse & Sheep barn (60x30)	Permitted	Undisclosed
DP25042	Lot 25 Block 2 Plan 062 0307	Kyle & Maxine Bruggencate	Kyle & Maxine Bruggencate	RV as a dwelling	Discretionary	\$0
DP 25043	Lot 1 Block 1 Plan 922 2485	Northern PWR	Karen & Mark Noon-Ward	Solar panels on existing detached dwelling.	Permitted	\$10,280
DP25044	Lot 14 Block 2 Plan 062 0307	Fern Yee + Edric Walker	Fern Yee + Edric Walker	RV as a dwelling	Discretionary	\$0
DP25045	Lot 35 Block 2 Plan 072 0960	Fern Yee	Fern Yee	RV as a dwelling	Discretionary	\$0
DP25046	Lot 4 Plan 3966MC	Robert Hartin	Robert Hartin	Construction of ancillary building	Permitted	\$25,000

Total number of permits processed from May 10 – June 10, 2025 = 8

The number of permits processed between May and June from 2025 to 2025 is very comparable. In 2026 the 7 of the 9 permits processed are discretionary. Discretionary use permits take considerably more time to complete, as they are required to be brought forward to MPC for decision. However, RV's as a dwelling in the multi-lot subdivisions are a discretionary use, but the development officer has the ability to approved these permits, so long as the RV is less than 15

yrs of age, in good condition and there are no variances or extenuating circumstances with the application. Planning staff have also started recording the number and types of inquiries we receive, as these inquiries can represent a considerable amount of staff time and resources, even though it may not result in an application for development.



Request for Decision

Agenda Item: Rescheduling July MPC Meeting

Issue

Due to scheduling conflicts, the County of Stettler must reschedule the July Municipal Planning Commission Meeting.

Options for Consideration

1. That the Commission reschedule the next Municipal Planning Commission meeting to 1:00 pm on Thursday, July 23, 2026.

Or

2. That the Committee reschedule the next Municipal Planning Commission meeting to _____.

General

The July Municipal Planning Commission meeting is currently scheduled on July 15, 2026, and due to scheduling conflicts, the Board will not be able to meet quorum.

Financial

There are no additional financial implications incurred by rescheduling this meeting.

Policy/Legislation

Municipal Government Act, RSA 2000, Chapter M26

Section 180 (1)

A Council may act only by resolution or bylaw.

Implementation/Communication

The Commission's decision will be communicated as directed.

Target Decision Date

Wednesday, June 17, 2026

Prepared By

Michelle Hoover, Legislative Assistant

Reviewed By

Yvette Cassidy, Chief Administrative Officer