

# MUNICIPAL PLANNING COMMISSION

## AGENDA

June 2, 2022

8:30 A.M. – TOWN OFFICE – COUNCIL CHAMBERS

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1. Call to Order
2. Additions to the Agenda
3. Approval of Agenda
4. Confirmation of the May 12, 2022 MPC Meeting Minutes
5. Business Arising from the Minutes
  - a) Development Permit 3360-2022 Applicant James Patko Contracting
6. **Development Application:** 3366-2022  
**Applicant:** Nishad Faraludeen  
**Legal:** Lot 19, Block 3, Plan 943MC  
**Municipal:** 5728 – 41 Avenue  
**Proposed Development:** Temporary Structure
7. **Development Application:** 3368-2022  
**Applicant:** Dan Paterson  
**Legal:** Lot 15, Block 48, Plan 2849HW  
**Municipal:** 4909 – 44 Street  
**Proposed Development:** Temporary Structure
8. **Development Application:** 3371-2022  
**Applicant:** Ron Snocelen  
**Legal:** Lot W PT, Block 18, Plan 1800U  
**Municipal:** 5840 – 50A Avenue  
**Proposed Development:** Addition
9. **Development Application:** 3372-2022  
**Applicant:** Stephen Penner  
**Legal:** Lot 44, Block 3, Plan 7620191  
**Municipal:** 6108 – Spruce Drive  
**Proposed Development:** Relocation of Mobile Home
10. Adjournment

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING**  
**May 12, 2022**

**Present:**

Councillors Cheryl Barros, Wayne Smith, Scott Pfeiffer, and Kurt Baker, Director of Planning and Development Leann Graham and Planning & Operations Clerk Maddie Standage

1. **Call to Order:** Chairman Cheryl Barros called the meeting to order at 8:31a.m.

2. **Additions to Agenda**

None.

3. **Approval of Agenda**

Moved by Councillor Kurt Baker to accept the agenda as presented.

MOTION CARRIED

Unanimous

4. **Confirmation of the April 12, 2022 MPC Meeting Minutes**

Moved by Councillor Scott Pfeiffer that the Minutes of the April 12, 2022 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

5. **Business Arising**

Director of Planning and Development Leann Graham advised that administration amended Development Permit 3352-2022 for Big Game Source for Adventure to add a condition regarding the temporary use of two sea cans that have been placed on their lot. The Director explained this use is permitted for the duration of their renovation, but the condition has outlined that they are required to be removed from the property post renovation as per Land Use Bylaw 2060-15.

6. **Development Application:** 3358-2022

**Applicant:** Joel Kosa

**Legal:** Lot 1, Block 1, Plan 0325629

**Municipal:** 7007 – 50 Avenue

**Proposed Development:** Temporary Structure

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing the placement of cardlock Diesel Exhaust Fluid (DEF) pump in the form of an above ground, 5000 Liter tank, fully contained in an enclosed unit. The proposed development is an Accessory Use to the main use of the cardlock with the 75 square foot proposed structure falling under the definition of a Temporary Structure.

An Accessory Use is listed in the C2 District as a Permitted Use. A Temporary Structure is also Discretionary Use in the C2 District falling under "All Permitted Uses within the I District."

The structure is proposed to sit at the end of one of the diesel cardlock islands and would sit on a low grade cement island.

**Development Review:**

Land Use District – C2: Commercial Highway  
Existing Land Use – Commercial

**Section 9: Definitions**

**"ACCESSORY USE"** means a use customarily incidental and subordinate on the same parcel of land with such main use or building.

**"GAS BAR"** means a retail outlet that is limited to the sale of gasoline and related automotive products, and may include a "Convince Food Store".

**"TEMPORARY STRUCTURE"** means a structure without any foundation or footings and which is removed when the designated time, activity or use for which the temporary structure was erected has ceased.

**Section 19: Decision**

Specifically 19.3 in regards to Discretionary Uses

**Section 56: Temporary Structures**

**Section 85: C2 Commercial Highway District**

Discretionary Use: "Accessory Use"

"All Permitted Uses within the I District"

**Section 87: I Industrial District**

Permitted Use: "Temporary Structure"

**Section 95: OH Overlay highway Design Guidelines District**

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

**Recommendation:**

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;

2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Temporary Structure) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler.

**Alternatives:**

- Approve the application with additional conditions
- Defeat the application stating reasons.

**Discussion**

Discussion ensued regarding the use of DEF fluid and the need for it at gas stations for diesel engines.

Moved by Councillor Wayne Smith to approve the application as presented.

MOTION CARRIED

Unanimous

7. **Development Application:** 3360-2022  
**Applicant:** James Patko Contracting  
**Legal:** Lot 9-32, Block 65, Plan 3049AT  
**Municipal:** 4704 – 55 Street  
**Proposed Development:** Accessory Structures

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing the placement of two (2) sheds on the property for storage purposes. The sheds are proposed to be located on the south side of the property outside of the gymnasium. The applicant has shared that the sheds will be finished with a vinyl siding in a colour to best match the principle building exterior, which is finished in brick and stucco.

The Town of Stettler has previously enforced the removal of a sea can on the property that was being used for storage but did not conform to the Land Use Bylaw. Administration has had discussions with the owners regarding alternative storage structures and options that would conform with the Land Use Bylaw.

Under the current zoning of P: Public Use, the use of “Accessory Use” is a Discretionary Use.

**Development Review:**

Land Use District – P: Public Use  
Existing Land Use – School

**DEFINITIONS:**

“**ACCESSORY USE**” means a use customarily incidental and subordinate to the main use or building and is located on the same parcel of land with such main use and building.

**Recommendation:**

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
3. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Accessory Use) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
6. The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period.

**Alternatives:**

- Approve the application with additional conditions
- Defeat the application stating reasons.

**Discussion**

Director of Planning and Development advised that the proposed sheds will act as the replacement structures to the sea can that was on the property which was previously removed in accordance with Land Use Bylaw 2060-15.

Discussion ensued regarding the finishing of the sheds and the positive aesthetic that will come from having the siding of the accessory buildings match the main building.

Moved by Councillor Scott Pfeiffer to approve the application as presented.

MOTION CARRIED

Unanimous

8. **Development Application:** 3361-2022  
**Applicant:** Nicole Doan  
**Legal:** Lot 14-16, Block 23, Plan 925X  
**Municipal:** 5003 - 47 Street  
**Proposed Development:** Change in Use

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing a change in use in order to operate their business, Stettler Electric, at this location.

Under the current zoning of C1A: Commercial Transitional District, the use of “Contracting Services, Major” is a Discretionary Use.

**Development Review:**

Land Use District – C1A: Commercial Transitional District

Existing Land Use – Office Use

Proposed Use – Contracting Services, Major – Electrical Services

**DEFINITIONS:**

“**CONTRACTING SERVICES, MAJOR**” means a development used for commercial and industrial support and construction. Typical uses include oilfield support services, laboratories, cleaning and maintenance, contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contract service. Any sales, display, office or technical support service areas shall be necessary to the principal general contractor use.

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

**Recommendation:**

That the Municipal Planning Commission approve this application subject to the following conditions:

1. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
2. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;

3. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
4. The proposed development (Change In Use) shall be located in accordance with the approved plan; any changes to this plan must be approved by the Town of Stettler;
5. The owner/applicant must supply any sign details and obtain approval from the Town of Stettler's Development Authority prior to installation.

**Alternatives:**

- Approve the application with additional conditions
- Defeat the application stating reasons.

Discussion

Moved by Councillor Wayne Smith to approve the application as presented.  
MOTION CARRIED  
Unanimous

9. **Development Application:** 3362-2022  
**Applicant:** Interpipeline Ltd.  
**Legal:** Lot 8, Block 1, Plan 1423887  
**Municipal:** 4801 – 75 Street  
**Proposed Development:** Temporary Structure

Director of Planning and Development read a report that follow:

**General:**

The applicant is proposing the placement of a 20' by 8' secure sea can for the purpose of storage. The applicant is proposing the sea can be placed at the south east corner of the principle building.

Under the current C2: Commercial Highway District, Temporary Structures would be considered a Discretionary Use: All Permitted Uses within the Industrial District. The Industrial District does list a Permitted Use for a Temporary Structure, however under Section 56.2 it states "Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

When considering an application for discretionary use, MPC shall have regard to the "design, character and appearance of the proposed development and in particular whether it is compatible with the surrounding properties."

When considering this proposed development, MPC must consider the Highway Commercial District and the intent of the Highway Commercial Design Guidelines.

**Development Review:**

See Attached Land Use Bylaw Review of the following sections:

**Section 9: Definitions**

**Section 19: Decision** specifically 19.3 Discretionary Uses

- 19.3.3 Shall refuse the application if the proposed development does not conform to this Bylaw

**Section 21: Variance Authority**

**Section 56: Temporary Structures** specifically 56.2:

- Metal freight/cargo storage containers shall only be permitted in Industrial Land Use Districts.

**Section 85: C2 Commercial Highway District**

- Discretionary Use: "All Permitted Uses within the Industrial District"

**Section 87: I Industrial District**

- Permitted Use: "Temporary Structure"

**Section 95: OH Overlay Highway Design Guidelines District**

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw 2060-15.

**Option1:**

Refuse Development Permit Application 3263-2021 based on the following reasons:

- 1) As per Section 19 of the Land Use Bylaw 2060-15, the application is for a Discretionary Use ("All Permitted Uses in I District" - "Temporary Structure") in the C2 Highway Commercial District;
- 2) The application does not meet the intent of the C2: Highway Commercial District.
- 3) The application does not meet the intent of the OH: Overlay Highway Design Guidelines District.

**Option2:**

Approve Development Permit Application 3263-2021 with the following conditions:

- 1) The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
- 2) The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
- 3) Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
- 4) The applicant must ensure that the temporary structure is maintained in good repair and do not become in a state that constitutes a nuisance under the Town of Stettler Nuisance Bylaw 1945-07;



- 5) The Development Permit is valid for a 24 month period at which time the applicant can apply to renew;
- 6) The owner/applicant shall arrange for and obtain approval for compliance with the current Alberta Building Code;
- 7) The owner/applicant must obtain a building permit for this development following the mandatory 21 day appeal period.

### **Discussion**

Discussion ensued regarding the property placement from Highway 12. It was noted that the property is the southernmost property off Highway 12 in that area and does not have a clear sightline from the Highway.

Councillor Wayne addressed the aesthetic of the proposed structure. It was noted in the discussion that the applicant has done a good job to ensure the structure is matching the building and is not a visual nuisance on the property.

Further discussion took place regarding the future of the structure at the location and if it were to ever go into a state of disrepair. Director of Planning and Development advised that there is a 24 month expiration on the development, if approved, ensuring that the applicant will have to reapply at that, and at such time Municipal Planning Commission will be able to review and consider the application.

Moved by Councillor Kurt Baker to approve the application as presented.

MOTION CARRIED

Unanimous

10. The meeting adjourned at 8:46 on a motion by Councillor Scott Pfeiffer



## Request For Decision

### **Issue:**

Development Permit Application: 3366-2022

Applicant: Nishad Faraludeen

Proposed Location: Lot 19, Block 3, Plan 943MC

Municipal: 5728 – 41 Avenue

Development: Temporary Structure and Driveway

### **BACKGROUND**

#### **General:**

The applicant is proposing to install a temporary structure on the above referenced property. The temporary structure is a 13' x 20' and 10' high tarped garage, it is proposed to be located in the side yard with a driveway off the front street. The Land Use Bylaw requires Municipal Planning Commission approval for all temporary structures and in a residential district the permit is only valid for a 24 month period at which time the applicant will need to re-apply or remove the temporary structure.

The applicant is requesting a 4.15 square meter variance for the size of the temporary structure in regards to Section 56.1.2(a) which indicates a temporary structure should not be greater than 20 square meters.

#### **Development Review:**

##### **Section 56: Temporary Structures**

56.1 A temporary structure may not be erected without permission of the Municipal Planning Commission which may be granted as follows:

56.1.1 Any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

56.1.2 A residential district provided that:

(a) No such temporary building shall have a floor area of 20.0 square metres, be more than 3.0 metres in height or set back less than 1.2 metres from the side and rear property lines; and

(b) The owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

(c) There shall be no more than one temporary structure per site;

(d) A temporary building being used as a garage must be placed in the rear yard only;

(e) In the case of a pre-manufactured temporary building, the elevations shall be subject to approval of the Municipal Planning Commission; and

(f) The building is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary building permit shall

expire at the end of 24 months, unless renewed by the Development Officer for a further term, and that such building will comply with this Bylaw.

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

**RECOMMENDATION**

**Recommendation:**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant receive a temporary permit for a temporary structure expiring 2 years after date of issuance;
2. The applicant receives a 4.15 square meter variance on the permitted area for the temporary structure;
3. The Temporary Structure – Tarped Garage must be of new condition;
4. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
5. The owner/applicant must ensure the side yard setback is 1.2 meters as per Section 56.1.2(a) of Land Use Bylaw #2060-15;
6. The owner/applicant must ensure the driveway accessing the temporary structure from 41 Avenue be of hard surface as per Section 57.2.2;
  - a) For any residential dwelling with required parking which accesses a paved street or land, the required parking stalls shall be surfaced with asphalt, concrete or a similar material within one year of occupancy of the development.
7. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
8. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
9. The proposed development (Temporary Structure - Tarped Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;

**Alternatives:**

Defeat the application stating reasons.

**Author:**

Leann Graham, Director of Planning and Development

DEVELOPMENT PERMIT APPLICATION FORM  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3366-2022 TAX ROLL # \_\_\_\_\_

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: NISHAN FAZALUDEEN ADDRESS: 5728-41 ave

CITY: Stettler PROV: AB POSTAL CODE: T0C 2L1

PHONE: 438-985-5520 FAX: \_\_\_\_\_ EMAIL: nishadfazaludeen@gmail.com

REGISTERED OWNER: NISHAN FAZALUDEEN ADDRESS: 5728-41 ave

ADDRESS OF PROPERTY TO BE DEVELOPED: 5728-41 ave Stettler

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ REGISTERED PLAN: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: \_\_\_\_\_

BUILDING OCCUPANCY CLASSIFICATION **NEW** or **CHANGE**: \_\_\_\_\_  
*\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM*

PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: \_\_\_\_\_

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: \_\_\_\_\_ SIDE YARDS: \_\_\_\_\_ and \_\_\_\_\_

*\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable*

REAR YARD: \_\_\_\_\_ FLOOR AREA: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

HEIGHT OF MAIN BUILDING: \_\_\_\_\_ NO. OF OFF-STREET PARKING STALLS: \_\_\_\_\_

EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_ SIZE OF OFF-STREET LOADING SPACE: \_\_\_\_\_

RTM OR MOBILE HOME MAKE OF UNIT \_\_\_\_\_ YEAR BUILT \_\_\_\_\_

PROPOSED **ACCESSORY USE OF LAND AND OR BUILDINGS** (garages, etc.): \_\_\_\_\_

Temporary shed

SIZE OF ACCESSORY BUILDING: 20 FT x 13 FT x 10 FT IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: \_\_\_\_\_

DISTANCE FROM SIDE PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED **COST OF THE PROJECT** OR CONTRACT PRICE: \_\_\_\_\_

ESTIMATED **DATES OF COMMENCEMENT AND COMPLETION**: \_\_\_\_\_

**DATE OF APPLICATION**: 12-may-2022 **SIGNATURE OF APPLICANT**: [Signature]

APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:

- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
- (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
- (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
- (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

**NOTE:**

1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

**TOWN OF STETTLER OFFICE USE ONLY:**

|  |  |
|--|--|
| Building Permit Required: <input type="checkbox"/>                       | MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____                       |
| Business License Required: <input type="checkbox"/>                      | Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>               |
| County Referral Required: <input type="checkbox"/>                       | Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/> |
| Fire Department Review: <input type="checkbox"/>                         | Advertisement Date: _____ Permit Issue Date: _____   |
| Engineering Review: <input type="checkbox"/>                             | Application Accepted By: _____   |
| Water: <input type="checkbox"/> Transportation: <input type="checkbox"/> | Application Approved By: _____   |



13' x 20' Carport with driveway from 41 Avenue





## Request For Decision

**Issue:**

Development Permit Application: 3368-2022  
Applicant: Dan Paterson  
Proposed Location: Lot 15, Block 48, Plan 2849HW  
Municipal: 4909 – 44 Street  
Development: Temporary Structure

### **BACKGROUND**

**General:**

The applicant is proposing to install a temporary structure on the above referenced property. The temporary structure is a 10' x 20' and 7' high tarped garage, it is proposed to be located behind the garage in the rear yard. The Land Use Bylaw requires Municipal Planning Commission approval for all temporary structures and in a residential district the permit is only valid for a 24 month period at which time the applicant will need to re-apply or remove the temporary structure.

**Development Review:**

**Section 56: Temporary Structures**

56.1 A temporary structure may not be erected without permission of the Municipal Planning Commission which may be granted as follows:

56.1.1 Any district other than a residential district subject to the owner agreeing to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;

56.1.2 A residential district provided that:

- (a) No such temporary building shall have a floor area of 20.0 square metres, be more than 3.0 metres in height or set back less than 1.2 metres from the side and rear property lines; and
- (b) The owner enters into an agreement to remove such a building in accordance with the terms and conditions stipulated by the Municipal Planning Commission;
- (c) There shall be no more than one temporary structure per site;
- (d) A temporary building being used as a garage must be placed in the rear yard only;
- (e) In the case of a pre-manufactured temporary building, the elevations shall be subject to approval of the Municipal Planning Commission; and
- (f) The building is completed in accordance with the terms stipulated by the Development Authority, provided that the temporary building permit shall expire at the end of 24 months, unless renewed by the Development Officer for a further term, and that such building will comply with this Bylaw.

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

**RECOMMENDATION**

**Recommendation:**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant receive a temporary permit for a temporary structure expiring 2 years after date of issuance;
2. The Temporary Structure – Tarped Garage must be of new condition;
3. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
4. The owner/applicant must ensure the side and rear yard setbacks are 1.2 meters as per Section 56.1.2(a) of Land Use Bylaw #2060-15;
5. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
6. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
7. The proposed development (Temporary Structure - Tarped Garage) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;

**Alternatives:**

Defeat the application stating reasons.

**Author:**

Leann Graham, Director of Planning and Development



DEVELOPMENT PERMIT APPLICATION FORM  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3368-2022 TAX ROLL # \_\_\_\_\_

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Dan Paterson ADDRESS: 4909 44ST,

CITY: Stettler PROV: Alberta POSTAL CODE: T0C 2L2

PHONE: 403-741-9029 FAX: \_\_\_\_\_ EMAIL: grampsdanno@gmail.com

REGISTERED OWNER: Same ADDRESS: \_\_\_\_\_

ADDRESS OF PROPERTY TO BE DEVELOPED: AS Above

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ REGISTERED PLAN: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: \_\_\_\_\_

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: \_\_\_\_\_  
\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: \_\_\_\_\_

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: \_\_\_\_\_ SIDE YARDS: \_\_\_\_\_ and \_\_\_\_\_  
\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: \_\_\_\_\_ FLOOR AREA: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

HEIGHT OF MAIN BUILDING: \_\_\_\_\_ NO. OF OFF-STREET PARKING STALLS: \_\_\_\_\_

EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_ SIZE OF OFF-STREET LOADING SPACE: \_\_\_\_\_

RTM OR MOBILE HOME MAKE OF UNIT \_\_\_\_\_ YEAR BUILT \_\_\_\_\_

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.) \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: 10' x 20' x 7' IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: \_\_\_\_\_

DISTANCE FROM SIDE PARCEL BOUNDARY: 5' PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \_\_\_\_\_

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: \_\_\_\_\_

DATE OF APPLICATION: May 17/2022 SIGNATURE OF APPLICANT: [Signature]

- APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
  - (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
  - (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
  - (4) FURTHER INFORMATION MAY ALSO BE REQUIRED.

- NOTE:**
- 1. THE DEVELOPMENT OFFICER MAY REFUSE TO ACCEPT AN APPLICATION FOR A DEVELOPMENT PERMIT WHERE THE REQUIRED INFORMATION IS NOT SUPPLIED OR WHERE, IN HIS/HER OPINION, THE QUALITY OF THE MATERIAL SUPPLIED IS INADEQUATE TO PROPERLY EVALUATE THE APPLICATION.
  - 2. THE DEVELOPMENT OFFICER MAY DEAL WITH AN APPLICATION WITHOUT ALL OF THE INFORMATION REQUIRED, IF HE/SHE IS OF THE OPINION THAT A DECISION ON THE APPLICATION CAN BE PROPERLY MADE WITHOUT SUCH INFORMATION.

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**TOWN OF STETTLER OFFICE USE ONLY:**

|  |  |
|--|--|
| Building Permit Required: <input type="checkbox"/>                       | MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____                       |
| Business License Required: <input type="checkbox"/>                      | Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>               |
| County Referral Required: <input type="checkbox"/>                       | Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/> |
| Fire Department Review: <input type="checkbox"/>                         | Advertisement Date: _____ Permit Issue Date: _____   |
| Engineering Review: <input type="checkbox"/>                             | Application Accepted By: _____   |
| Water: <input type="checkbox"/> Transportation: <input type="checkbox"/> | Application Approved By: _____   |



10' x 20' tented carport with a 5 foot setback from property lines.



## Request For Decision

**Issue:**

Development Permit Application: 3371-2022  
Applicant: Ron Snobelen  
Proposed Location: Lot W Pt, Block 18, Plan 1800U  
Municipal: 5840 – 50A Avenue  
Development: Addition

### BACKGROUND

**General:**

The applicant is proposing an addition in the front of their house. The house currently sits at the 6 meter minimum front yard set back with a boxed entrance extending into the front yard by 1.9 meters having a 4.1 meter front yard setback. The addition that is being proposed will bring the section of the house on the west side of the entrance to a matching 4.1 meter setback. The applicant is requesting a variance of 1.9 meters for the addition.

**Development Review:**

Land Use District – R2 – Residential General  
Existing Land Use – Dwelling, Single Detached  
Minimum Front Yard Set Back – 6 meters  
Proposed Front Yard Setback – 4.1 meters

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

### RECOMMENDATION

**Recommendation:**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant receive a front yard variance of 1.9 meters;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw #2060-15;
3. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by the Alberta Building Code;
4. Compliance with the provisions of Land Use Bylaw #2060-15 does not exempt the applicant from compliance with any provincial, federal, or other municipal legislation;
5. The proposed development (Addition) shall be located in accordance with the approved plan; any changes to this site plan must be approved by the Town of Stettler;
6. The owner/applicant shall arrange for and obtain approval for compliance with the

current Alberta Building Code;

7. The owner/applicant must obtain a building permit for this development. (In order to obtain a building permit all proper documentation, plans, and fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

**Alternatives:**

Defeat the application stating reasons.

**Author:**

Leann Graham, Director of Planning and Development

DEVELOPMENT PERMIT APPLICATION FORM  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 3371-2022 TAX ROLL # \_\_\_\_\_

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Ron Snobelen ADDRESS: 5824 50a Ave

CITY: Stettler PROV: AB POSTAL CODE: \_\_\_\_\_

PHONE: 403 323 5610 FAX: \_\_\_\_\_ EMAIL: echoback@fastmail.com

REGISTERED OWNER: applicant ADDRESS: 5824 50a Ave

ADDRESS OF PROPERTY TO BE DEVELOPED: 5824 50a Ave.

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ REGISTERED PLAN: \_\_\_\_\_

EXISTING USE: residence LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: residence

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: \_\_\_\_\_  
\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM

PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: 48' x 150' = 7 200sf = 0.16 acre

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: 15' 9" SIDE YARDS: \_\_\_\_\_ and \_\_\_\_\_  
\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: \_\_\_\_\_ FLOOR AREA: 660 s.f. PARCEL COVERAGE: 10 %

APPROX. PEAK HEIGHT OF MAIN BUILDING: 20' / 6.1m NO. OF OFF-STREET PARKING STALLS: 2 off alley

EXISTING: 6.1m PROPOSED: 4.3 m SIZE OF OFF-STREET LOADING SPACE: N/A

RTM OR MOBILE HOME MAKE-OF UNIT N/A YEAR BUILT 1920

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.) \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: \_\_\_\_\_

DISTANCE FROM SIDE PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \_\_\_\_\_

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: July to end of August

DATE OF APPLICATION: 26 May 22 SIGNATURE OF APPLICANT: Ron Snobelen

- APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
  - (2) A **SCALED SITE PLAN** IN DUPLICATE SHOWING THE TREATMENT OF LANDSCAPED AREAS, IF REQUIRED, THE LEGAL DESCRIPTION, THE FRONT, REAR AND SIDE YARDS, IF ANY, ANY PROVISION OF OFF-STREET LOADING AND VEHICLE PARKING, AND ACCESS AND EGRESS POINTS TO THE PARCEL.
  - (3) **SCALED FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS** IN DUPLICATE.
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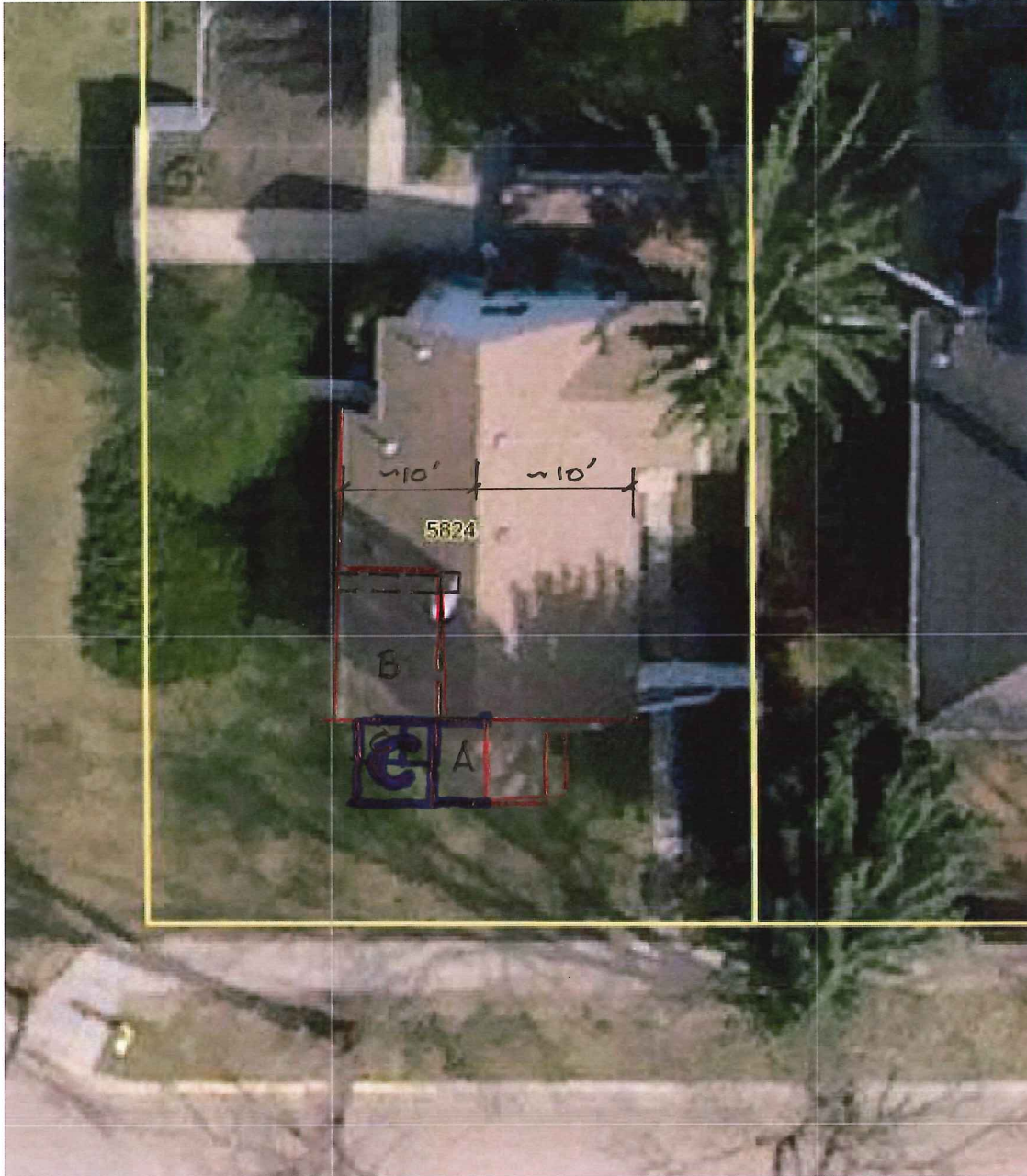
The personal information on this form is collected under the authority of Section 32 of the Alberta Freedom of Information and Protection of Privacy Act. The information will enable us to process your application and is necessary for municipal operations.

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|  |  |
|--|--|
| Building Permit Required: <input type="checkbox"/>                       | MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____                       |
| Business License Required: <input type="checkbox"/>                      | Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>               |
| County Referral Required: <input type="checkbox"/>                       | Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/> |
| Fire Department Review: <input type="checkbox"/>                         | Advertisement Date: _____ Permit Issue Date: _____   |
| Engineering Review: <input type="checkbox"/>                             | Application Accepted By: _____   |
| Water: <input type="checkbox"/> Transportation: <input type="checkbox"/> | Application Approved By: _____   |



59 STREET

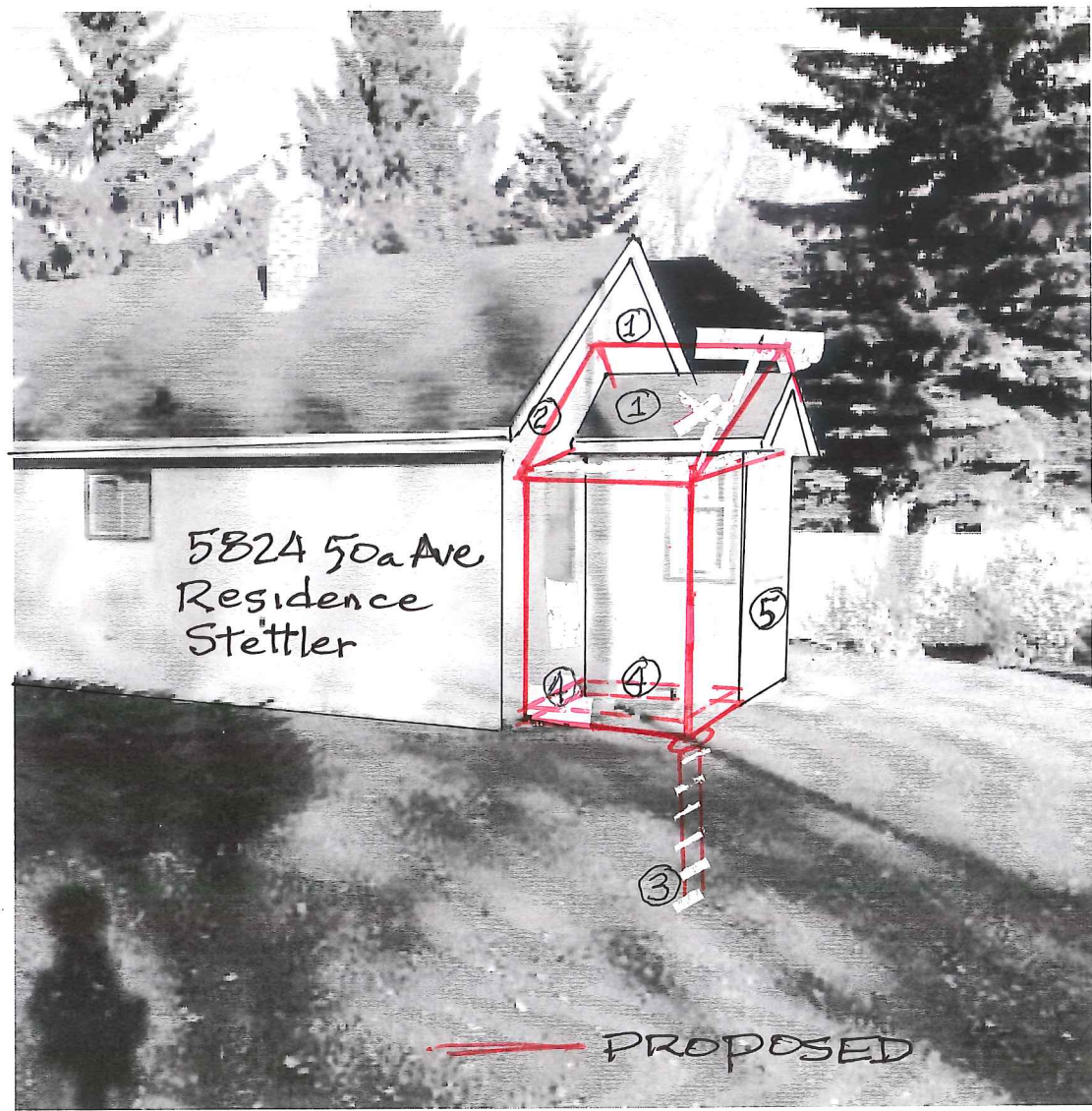


— PROPOSED 5824 50a AVE.  
— EXISTING

### APPROXIMATE PLAN SKETCH OF PROPOSAL

- A 5'6" x 5'2" (INTERIOR)
- B 9'6" x 7'6" + 2' CLOSET (INTERIOR)
- C PROPOSED 5'8" x 6' (EXTERIOR)

VIEW EAST FROM 59 STREET AT INTERSECTION



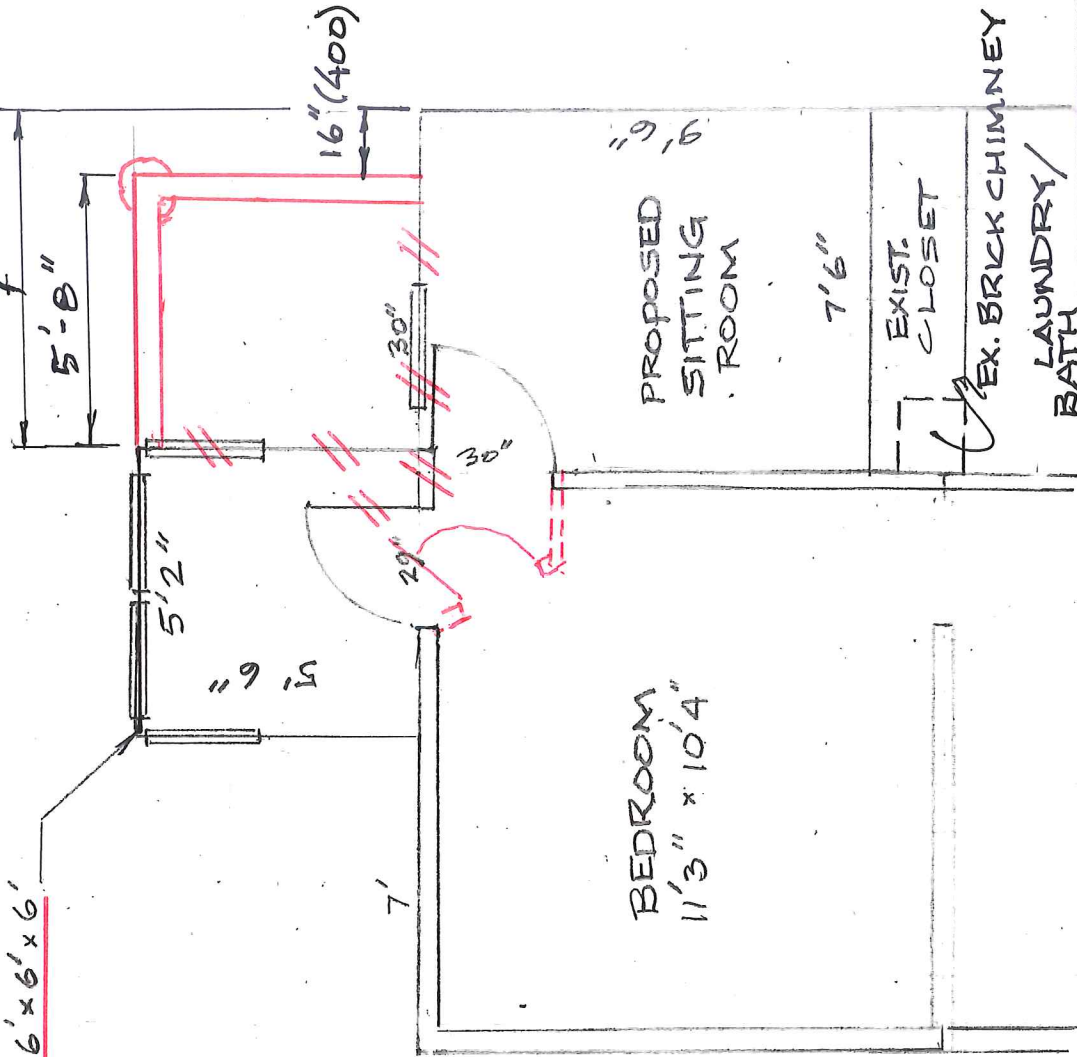
- 1 POSTERIOR ROOF OF ENTRANCE<sup>+</sup> REMAINS. + THIS VIEW EX. RAFTERS EXTENDED TO RAISED PEAK WEST, FACING ENTRANCE ROOF REMOVED. -SIDE
- 2 NEW RAFTERS MATCH EXISTING SLOPE. ALL NEW SHINGLES TO MATCH. INSULATED.
- 3 CONCRETE FOUNDATION POST TO CODE
- 4 HILTI ATTACHED \*2 - 2"x8" LEDGER BOARDS ON TWO SIDES. \*DUAL
- 5 EXISTING WALL / EXTERIOR SURFACE REMAINS

NTS. Sketch by R.D.S. 27 May 2022

59 STREET

50a AVENUE

— PROPOSED  
// REMOVAL (INTERIOR)



EXTERIOR MEAS. 6' x 6' x 6'



5824 50a Avenue, Stettler  
 PROPOSED ADDITION  
 1/4" = 1 FOOT  
 Sketch by R.D.S.



7/8  
PROPOSED ADDITION TO FRONT WALL, ATTACHING  
TO EXISTING FRONT ENTRANCE AT  
5824 50a AVENUE, STETTLER, AB.

---

BEING 5'-8" x 6' EXTERIOR (34 s.f.)  
MATCHING FRONT ENTRANCE FRONT FACE AND  
INSET 16" FROM EXISTING WEST WALL.

- EXISTING ROOFLINE WILL BE MATCHED IN  
SLOPE, SIZE AND COVERING/TRIM
  - STRUCTURAL SUPPORT OF ADDITION TO  
CONSIST OF HILTI LAGGED LEDGER(S)  
AND 8" (200) DIAM. SONO TUBE CONCRETE  
POST(S) WITH ADJUSTABLE (VERTICALLY) CAST-IN  
DECK BEAM STEEL BRACKET(S)
  - TO BE DETERMINED, ONE OR TWO KONC. POST  
ANTICIPATING TWO UNDER FRONT CORNERS.
  - LEDGERS AND FLOOR JOISTS TO BE 2" x 8"  
NOMINAL OR GREATER.
  - WALL CONSTRUCTION TO BE 2" x 6", INSULATED.
  - FORCED AIR HEAT WILL BE ADDED TO ADDED  
(FRONT AREA CURRENTLY UNHEATED)
  - EXTERIOR FINISH PROPOSED TO MATCH EXIST.  
STUCCO, EXTERIOR FUTURE SURFACE IMPROVE-  
-MENT, PROPOSED TO REMAIN AS STUCCO,  
(ANY)
  - INTERIOR STRUCTURAL WILL BE REMOVAL OF  
EXISTING EXTERIOR WALLS AND UPGRADE OF  
A BEAM (LINTEL) CORRESPONDING TO  
BOTTOM CHORD OF PROPOSED ROOF RAFTER.
  - POST FOUNDING DEPTH TO BE A MINIMUM  
OF 48" (1.2 m)
  - FRONTAGE SETBACK WILL MATCH EXISTING.
- MY OPINION IS THIS PROPOSAL WILL UPDATE VISUAL-  
-LY WHILE OCCUPYING THE LOT  
OPEN SIDE UNOBTUSIVELY.
- STETTLER , 27 MAY 2022, RON SNOBELEN *R. Snobelen* C.E.T. retired





## Request For Decision

**Issue:**

Development Permit Application: 3372-2022  
Applicant: Stephen Penner  
Proposed Location: Lot 44, Block 3, Plan 7620191  
Municipal: 6108 – Spruce Drive  
Development: Relocation of Mobile Home

### BACKGROUND

**General:**

The applicant is proposing to relocate a 20' x 76' mobile home to 6108 – Spruce Drive. The mobile home was constructed in 2008 and as such it is considered a discretionary use in the R3A: Mobile Home Subdivision Land Use District as it exceeds eight years of age from the date of application for a development permit.

The applicant is also requesting a 1.7 meter rear yard variance as the length of the mobile home will not be able to fit on the lot and be able to meet both the 6 meter front yard setback and the 3 meter rear yard setback.

The applicant has indicated that they are planning to replace the skirting when they move the trailer.

Based on the photos submitted by the applicant the proposed 2008 mobile home will not detract the neighborhood.

Appendix A – Proposed 2008 Mobile Home

**Development Review:**

Land Use District – R3A: Mobile Home Subdivision  
Discretionary Use – “Mobile Home > Eight (8) years of age from the date of Development Permit Application”

Minimum Rear Yard Setback – 3 Meters  
Proposed Rear Yard Setback – 1.3 Meters

**Legislation and Policy:**

Staff has assessed this application against the provisions outlined in the Town of Stettler Land Use Bylaw.

### RECOMMENDATION

**Recommendation:**

That the Municipal Planning Commission approves this application subject to the following conditions:

1. The owner/applicant receives a 1.7 meter rear yard variance;
2. The owner/applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw 2060-15;
3. The owner/applicant must ensure that the undercarriage of a mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer/Municipal Planning Commission in accordance with 38.3 of the Land Use Bylaw 2060-15;
4. The owner/applicant shall ensure all accessory structures to a mobile home such as patios porches, additions, skirting and storage facilities shall be fabricated so that the appearance complements the mobile home to the satisfaction of the Development Officer/Municipal Planning Commission in accordance with 38.4 of the Land Use Bylaw 2060-15;
5. The owner/applicant is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated the Alberta Building Code.
6. Compliance with the provisions of Land Use Bylaw 2060-15 does not exempt the owner/applicant from compliance with any provincial, federal, or other municipal legislation;
7. The owner/applicant must ensure the proposed development (Relocation of Mobile Home) shall be located in accordance with the approved plan;
8. The owner/applicant must submit any revisions in the site plan or alterations of the driveway and obtain approval from the Town of Stettler's Development Authority prior to construction;
9. The owner/applicant shall arrange for and obtain approval for compliance with the Alberta Building Code;
10. The owner/applicant must obtain a building permit for this development. (in order to obtain a building permit all proper documentation, plans. And fees must be in place). If construction commences prior to a building permit being obtained the building permit fee shall be doubled in accordance with Town of Stettler Policy IV-1.

**Alternatives:**

Defeat the application stating reasons.

**Author:**

Leann Graham, Director of Planning and Development

**DEVELOPMENT PERMIT APPLICATION FORM**  
TOWN OF STETTLER LAND USE BYLAW NO. 2060-15

APPLICATION # 337a-2022 TAX ROLL # 203456009

APPLICATION TYPE: COMMERCIAL:  INDUSTRIAL:  INSTITUTIONAL:  RESIDENTIAL:  OTHER: \_\_\_\_\_

PROJECT TYPE: NEW CONSTRUCTION:  RENOVATION:  DEMOLITION:  CHANGE IN USE:  OTHER: \_\_\_\_\_

APPLICANT: Stephen Penner ADDRESS: Box 1094

CITY: Stettler PROV: AB POSTAL CODE: T0C 2L0

PHONE: 403-740-5429 FAX: \_\_\_\_\_ EMAIL: sypenner@gmail.com

REGISTERED OWNER: Danna Richards ADDRESS: 111 Herder Drive Sylvan Lake

ADDRESS OF PROPERTY TO BE DEVELOPED: 6108 - Spruce Drive.

LOT: 44 BLOCK: 3 REGISTERED PLAN: 7620191

EXISTING USE: \_\_\_\_\_ LAND USE DISTRICT: \_\_\_\_\_

MAIN USE OF LAND AND OR BUILDINGS EITHER EXISTING OR PROPOSED: Putting Mobile on Lot (76' x 20')

BUILDING OCCUPANCY CLASSIFICATION NEW or CHANGE: \_\_\_\_\_

\*See Reverse for Major Occupancy Classifications and STETTLER REGIONAL FIRE DEPARTMENT REVIEW FORM  
PARCEL TYPE: INTERIOR  CORNER  PARCEL AREA: 50 x 100

SETBACKS OF EITHER EXISTING OR PROPOSED BUILDINGS: \_\_\_\_\_

FRONT YARD: 6m SIDE YARDS: 1.5m. and \_\_\_\_\_  
\*Refer to Alberta Building Code High Intensity Residential Fire Standards if applicable

REAR YARD: \_\_\_\_\_ FLOOR AREA: 1320sq.ft PARCEL COVERAGE: 30 %

HEIGHT OF MAIN BUILDING: \_\_\_\_\_ NO. OF OFF-STREET PARKING STALLS: \_\_\_\_\_

EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_ SIZE OF OFF-STREET LOADING SPACE: \_\_\_\_\_

RTM OR MOBILE HOME MAKE OF UNIT CT-3011 YEAR BUILT 2008

PROPOSED ACCESSORY USE OF LAND AND OR BUILDINGS (garages, etc.) \_\_\_\_\_

SIZE OF ACCESSORY BUILDING: \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_ IN HEIGHT

DISTANCE FROM REAR PARCEL BOUNDARY: \_\_\_\_\_ DRIVEWAY LENGTH: \_\_\_\_\_

DISTANCE FROM SIDE PARCEL BOUNDARY: \_\_\_\_\_ PARCEL COVERAGE: \_\_\_\_\_ %

ESTIMATED COST OF THE PROJECT OR CONTRACT PRICE: \_\_\_\_\_

ESTIMATED DATES OF COMMENCEMENT AND COMPLETION: \_\_\_\_\_

DATE OF APPLICATION: May 30/22 SIGNATURE OF APPLICANT: Stephen Penner

- APPLICATIONS SHALL BE ACCOMPANIED BY THE FOLLOWING:
- (1) A **NON-RETURNABLE PROCESSING FEE** (SEE POLICY IV-1 – BUILDING AND DEVELOPMENT PERMIT FEE SCHEDULE)
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|--|--|
| Building Permit Required: <input type="checkbox"/>                       | MPC Required: <input type="checkbox"/> MPC Date: _____ MPC Approval: _____                       |
| Business License Required: <input type="checkbox"/>                      | Alberta Transportation Review (adjacent to Hwy 12 or 56): <input type="checkbox"/>               |
| County Referral Required: <input type="checkbox"/>                       | Alberta Environment Review (adjacent to Red Willow Creek or Cold Lake): <input type="checkbox"/> |
| Fire Department Review: <input type="checkbox"/>                         | Advertisement Date: _____ Permit Issue Date: _____   |
| Engineering Review: <input type="checkbox"/>                             | Application Accepted By: _____   |
| Water: <input type="checkbox"/> Transportation: <input type="checkbox"/> | Application Approved By: _____   |




Trailer and deck placement noted above. Will meet 6m front yard setback and 1.5m side yard setback to the east property line and request a 1.315m rear yard setback.

May 29, 2022

Town Of Stettler

Please be advised I give my permission to Stephen and Vivian Penner to apply for a development permit for: [6108 Spruce Drive Stettler, AB T0C 2L1](#).

Sincerely,

DocuSigned by:  
  
D5D4AE5F6428464...

Dianna Richards

**6108 Spruce Drive Stettler, AB T0C 2L1**

**Land  
Active**

**A1088500**



**PD:**

**DOM:** 425    **LP:** \$34,900.00  
**OP:** \$55,000.00

**Class:** Residential Land  
**County:** Stettler No. 6, County of  
**City:** Stettler  
**Levels:**  
**Subdivision:** Grandview  
**LINC#:** [0014903736](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** R3A  
**Legal Pln:** 7620191    **Blk:** 3

**LP/Acre:**  
**Type:**  
**District:**  
**Tax Amt/Yr:** \$911.00/2020

**Lot Size:** 5500 SqFt  
**Lot:** 44

**Title to Lnd:** Fee Simple  
**Exclusion:** No  
**Sewer/Septic:**  
**Disclosure:**  
**Reports:** None  
**Restrictions:** None Known

**Ownership:**  
**SRR:** No  
**Condo:** No

**Public Remarks:** BARE TREED MOBILE LOT ready to move your new mobile on! These owned mobile lots are hard to come by. As per the Town of Stettler, the mobile can be 8 years old as of the date of the development permit application, anything older than 8 years requires a Municipal Planning Commission approval as it is a discretionary use. Don't miss out on this one!

**Property Information**

**Fencing:** Partial  
**911 Addr:**  
**Dist to Trans:**  
**Irrigation Eqp:**  
**Road Access:**  
**Lot Dim:** 55x100  
**Front Exp:**  
**Water GPM:**  
**Depth of Well:**  
**Reg Wtr Rgt:**  
**Bus Service:**  
**Elem School:**  
**Jr/Mid Schl:**  
**High School:**  
**Amenities:**  
**Utilities:**  
**Access Feat:**

**Water Supply:**  
**# Parcels:**  
**Dist to School:**  
**Farm Eqp Inc:**  
**Front Length:**  
**Lot Depth:** M '  
**Local Imprv:**  
**Acres Cleared:**  
**Acres Irrigat:**  
**Acres Fenced:**  
**Acres Cultivtd:**  
**Acres Pasture:**  
**Acres Lsehld:**  
**Acres Treed:**  
**Total Acres:** 0.13

**Printed Date:** 05/30/2022 1:48:05 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).