

MARCH 29, 2022
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE
2:00 p.m.

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

- | | | | |
|-----|-----------------------------------|-------------|--------------------|
| 2.1 | Appellant: Steven & Susan Sharkey | 022-STU-002 | Development Appeal |
| 2.2 | Appellant: Derek Checora | 022-STU-003 | Development Appeal |

3. ADJOURNMENT

Appeal #1

022-STU-002 Appealing the Development
Authority's approval to operate a Home-
Based Business Level 3



NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:	
Municipal Address of site: <i>26228 MEADOWVIEW DR.</i>	
Legal land description of site: <i>LOT 4; Block 1; Rm 162274 ON NW 27-53-26 W4</i>	
Development Permit number or Subdivision Application number: <i>305305-22-D0022</i>	

Appellant Information: Severed in line with Section 17 of the FOIP Act		
Name: <i>STEVEN + SUSAN SHARKEY</i>	Phone:	Agent Name: (if applicable)
Mailing Address:	City, Province:	
Postal Code:	Email:	

APPEAL AGAINST (Check ONE box only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal

Stop Order

Stop Order

REASON(S) FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons

REASON FOR APPEAL ATTACHED

Severed in line with Section 17 of the FOIP Act (Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Date: *FEB 27 / 2022*

VLY

SDAB Appeal Number:	Appeal Fees Paid:	Hearing Date:
	<input type="checkbox"/> Yes <input type="checkbox"/> No	YYYY/MM/DD

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

FILING INFORMATION

MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board
9613-100 Street
Morinville, AB T8R 1L9

***Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County's current *Fees & Charges Schedule* is received.**

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.939.4321

Email: legislativeservices@sturgeoncounty.ca

Reasons for Appeal

On Feb 24/21 we emailed Shannon Gagnon at Sturgeon County to ask about the zoning of our new neighbor's property. We wanted to know if the zoning had changed as there was an industrial yard moved in. She emailed back (see attachment 1) saying, she spoke with the owners and that they "assured" her that they were just organizing their yard until they finished their shop project. This was untrue (see attachment 2 and 3) and we now live next to an industrial yard, on our beautiful Meadowview Drive home where we have resided for the last 33 years.

At any time from sun rise to sunset one could expect to hear industrial sounds.

Our lot sits in back view of the industrial storage. No matter how straight you line up old metal it can still be an eyesore as far as residential acreage views go.

We really wish everything was on the up and up with the original permit, and we had the right of appeal before the business was put in.

Just in the last couple of months prior to this application they have reduced storage somewhat. Previously the lot was full. Will it come back?

The storage yard is not screened from our residential use as the bylaw states.

There are three pieces of property across the road for sale that I am sure are affected by this industrial use.

This no doubt devalues our property.

To conclude, we strongly oppose this business permit for the above reasons.

Thank you for the opportunity to respond.

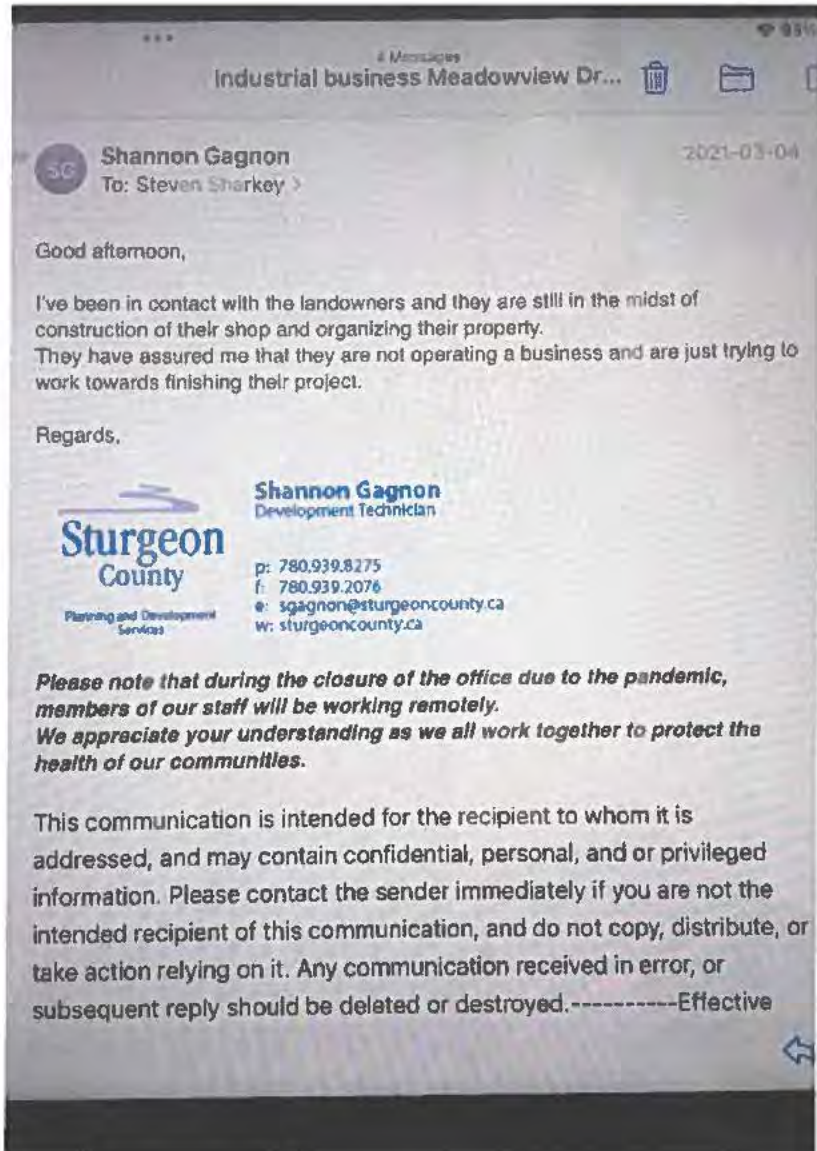
Severed in line with Section 17 of the FOIP Act

Sincerely;

STEVEN SHARKEY

Susan Sharkey

(1)



(2)



Bet-Can Industrial Ltd.

Website

Directions

Save

Contractor in Alberta

Address: 26228 Meadowview Dr, Alberta T8T 0L2

Hours: Closed · Opens 8 a.m. Mon ▾

Phone: (780) 460-4442

Province: Alberta

Suggest an edit · Own this business?

Questions and answers

Be the first to ask a question

Ask a question

Reviews

Be the first to review

Write a review

Add a photo

From Bet-Can Industrial Ltd.

"- earthworks contracting - acreage development - culvert installation
- landscape contracting - portable welding services"

People also search for

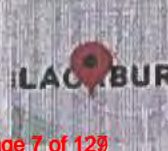
View 5+ more



Armtec Inc.



Alberta



LAC BUR
Culvert



Flaman
Sales &



Mc Kay
Water

3

Image004.jpg

all of this stayed out side after
shop was completed



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Sturgeon County
 9613-100 St (780) 939-4321
 Morinville, Alberta T8R-1L9
 (780) 939-4321 ext.

Severed in line with Section 17 of the FOIP Act

SHARKEY, STEVEN P. & SUSAN C.

Receipt Number: 202200874
 GST Number: 107747412RT0001
 Date: 2022-02-28
 Initials: CS

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
			Subtotal: \$100.00	
			Taxes: \$0.00	
			Total Receipt: \$100.00	<u>Cheque No.</u>
			Debit: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

March 10, 2022

SDAB File Number: 022-STU-002

Dear Steven and Susan Sharkey:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 1622741, Block 1, Lot 4; NW 27-53-26-W4
Decision Regarding Proposed Development:	Development Permit approved to operate a Home-Based Business Level 3

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on February 28, 2022. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 29, 2022 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 888 308 467#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. Therefore, written submissions are due to be submitted no later than March 24, 2022.

SDAB hearings are public in nature, and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website.

Should you require further information, call (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason
Secretary, Subdivision and Development Appeal Board

March 10, 2022

SDAB File Number: 022-STU-002

Dear Brian and Sharon Thompson:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 1622741, Block 1; Lot 4; NW 27-53-26-W4
Development Permit Number:	305305-22-D0022
Decision Regarding Proposed Development:	Development Permit approved to operate a Home-Based Business Level 3

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on February 28, 2022. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Reasons for Appeal (as identified on the Notice of Appeal):

- Appellants were assured the yard was being used for organizing until the shop project was complete. The yard is now an industrial site.
- Noise is continuous from sunrise to sunset.
- The metal on the site is an eye sore.
- The yard is not screened as required.
- This devalues neighbouring properties.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 29, 2022 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 888 308 467#. This should connect you directly into the hearing.

When an appeal is received, the Applicant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. Therefore, written submissions are due to be submitted no later than March 24, 2022.

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Should you require further information, call (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Dianne Mason
Secretary, Subdivision and Development Appeal Board

March 10, 2022

SDAB File Number: 022-STU-002

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: Plan 1622741, Block 1, Lot 4; NW 27-53-26-W4

Decision Regarding Proposed Development: Development Permit approved to operate a Home-Based Business Level 3

Applicants: Brian and Sharon Thompson

Reasons for Appeal (as identified on the Notices of Appeal):

- Appellants were assured the yard was being used for organizing until the shop project was complete. The yard is now an industrial site.
- Noise is continuous from sunrise to sunset.
- The metal on the site is an eye sore.
- The yard is not screened as required.
- This devalues neighbouring properties.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 29, 2022 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 888 308 467#. This should connect you directly into the hearing.

Why am I receiving this information?

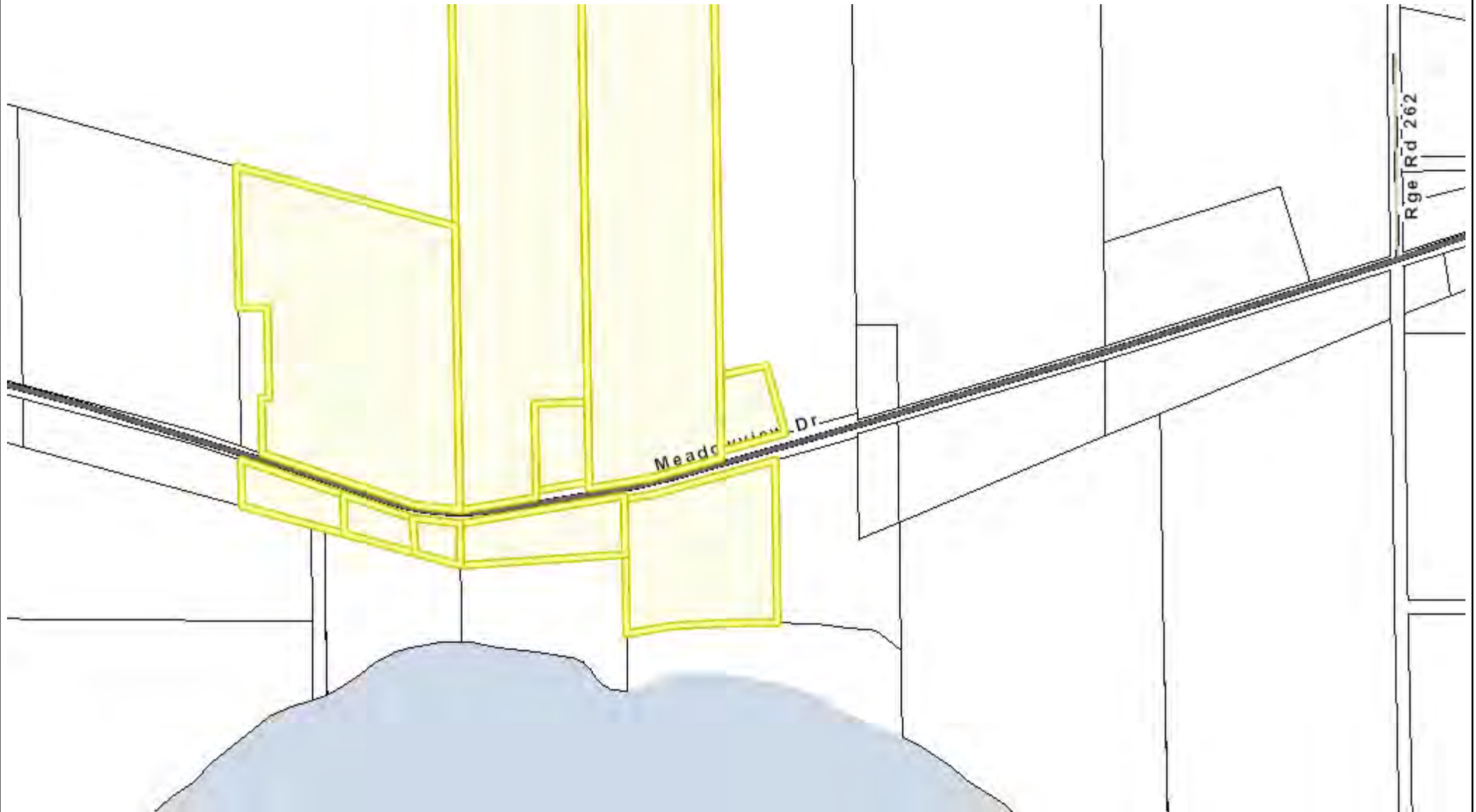
When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date and must include your current email address. Therefore, written submissions are due to be submitted no later than March 24, 2022.

SDAB hearings are public in nature and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website.

For further information, please call (780) 939-8277 or by email at legislativeservices@sturgeoncounty.ca.

Dianne Mason
Secretary, Subdivision and Development Appeal Board

The personal information provided is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act and Division 10 of the Municipal Government Act. The information will be used as part of your written brief and may be recorded in the minutes of the Subdivision Development Appeal Board, or otherwise made public pursuant to the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act, including Section 40 therein. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 - 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.



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NAD_1983_10TM_AEP_Resource
© Sturgeon County

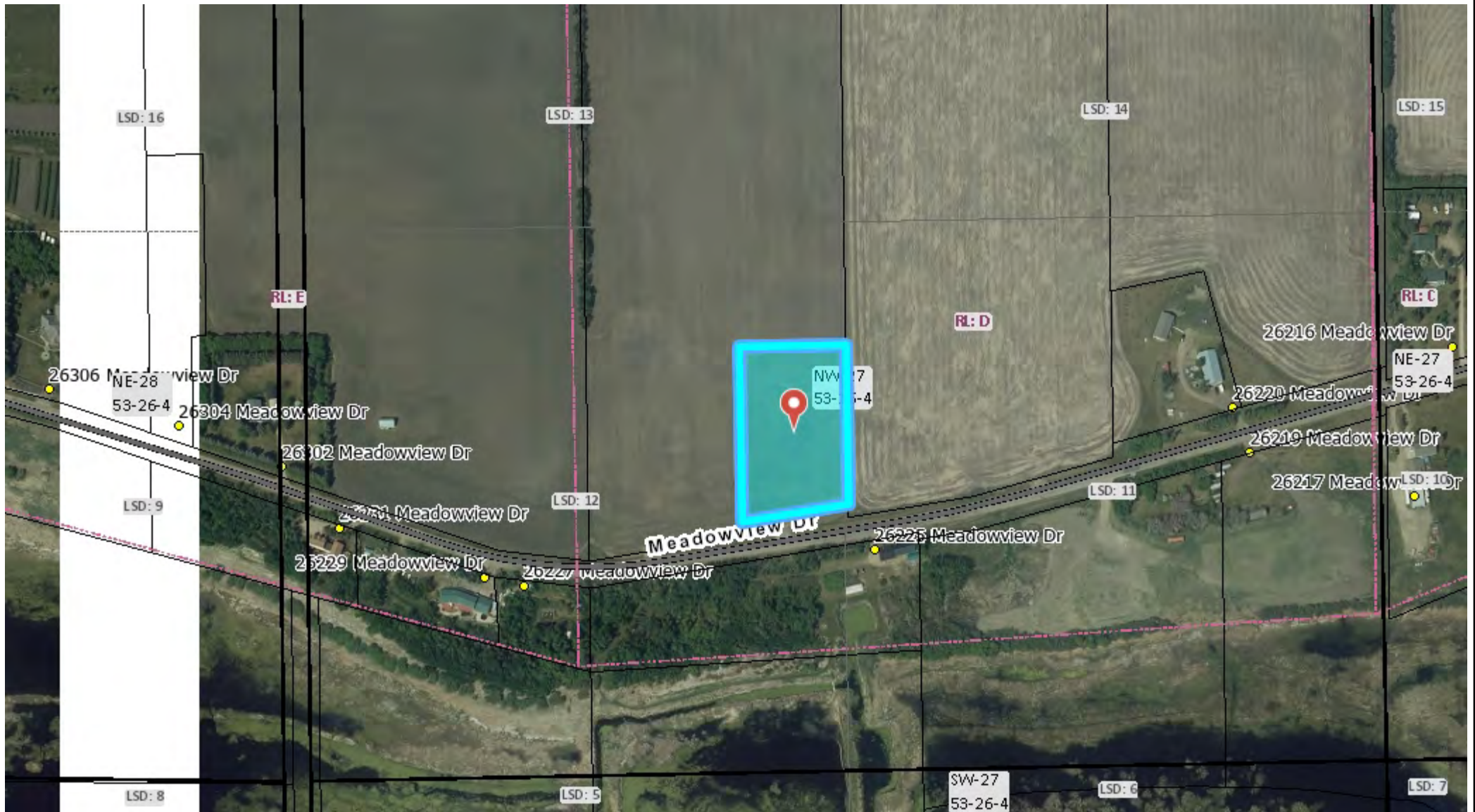
Prepared By: _____
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Lot 4; Block 1; Plan 1622741

To Operate Home Based Business Level 3

3-Mar-2022



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Prepared By: _____
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Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

Development Permit Approval Notification

Feb 8, 2022

Development Permit No. **305305-22-D0022**

Property Owner,

Please be advised that the Development Officer has approved a development permit **to operate a home-based business level 3 - landscape services - Bet-Can Industrial Ltd.** located on Lot 4, Block 1, Plan 1622741; 26228 Meadowview Drive. Please refer to the enclosed development permit and site plan for further details.

Why am I receiving the information?

When a development permit is approved as a discretionary use or a variance was granted, Section 2.10.2 of Land Use Bylaw 1385/17 requires adjacent landowners to be notified, should they want to exercise their right to appeal.

Appeal

As an adjacent landowner, you may file an appeal objecting the development or a condition of the approved development permit. Should you wish to file an appeal, you can find the Appeal Board information at the bottom of the permit. Appeals must be received by the correct Appeal Board by **Mar 1, 2022**.

Additional Information

If you have any questions or require further clarification regarding this development approval or an appeal, please contact the undersigned at (780) 939-8275.

Regards,



Carla Williams
Development Officer



Development Permit

Land Use Bylaw 1385/17

Permit No.: 305305-22-D0022
Tax Roll No.: 79004
Decision Date: Feb 8, 2022
Effective Date: Mar 1, 2022

Severed in line with Section 17 of the FOIP Act

Applicant

Name: Thompson, Brian and Sharon
Address:

Owner

Name: Thompson, Brian and Sharon
Address:

Phone:
Cell:
Fax:
Email:

Phone:
Cell:
Fax:
Email:

Property Description

Legal Land Description: Lot 4; Block 1; Plan 1622741 on NW 27-53-26-W4
Land Use Description: Agriculture District
Rural Address: 26228 Meadowview Dr

Description of Work

To operate a home-based business level 3 - landscape services - Bet-Can Industrial Ltd.

Fees

Home Based Business - Level Three \$310.00

Permit Conditions

1. No more than one level 2 or 3 home-based businesses shall be allowed on one parcel.
2. The home-based business shall not occupy more than 30% of the gross floor area of the dwelling.
3. Exterior storage is to be located in accordance with the stamped approved site plan. The area of the exterior storage shall not exceed 1% (1088ft² or 101m²) of the parcel size. The parcel is 2.5ac or 10,117m² in area.
4. Exterior storage of goods and materials associated with this approval shall be kept in a clean and orderly manner at all times and shall be screened from roads and adjacent residential uses to the satisfaction of the Development Authority.
5. Exterior storage is not permitted within a front yard setback of a parcel.
6. Client traffic generation shall not exceed more than ten (10) vehicle visits per 24-hour period.
7. The home-based business shall be operated by the permanent resident(s) of the principal dwelling and there shall be no more than four (4), non-resident employees on site.

8. There shall be no more than three (3) commercial vehicles, two (2) passenger vehicles and three (3) trailers used for business purposes and be parked on-site.
9. The home-based business shall not generate noise, smoke, steam, odour, dust, fumes exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times, the privacy of the adjacent residential dwelling(s) shall be preserved and shall not, in the opinion of the Development Authority, unduly interfere with or affect the use, enjoyment or value of neighbouring or adjacent parcels.
10. Only one on-site, commercially produced sign to identify the business, shall be allowed. The sign dimensions shall be a maximum of 1m (3.3ft) in length and 0.6m (2ft) in height. The sign shall be displayed as a window sign, be affixed to a building or be located in the front yard adjacent to the front parcel boundary and either be self-supporting or attached to existing fencing. There shall be no off-site signage associated with this home-based business.
11. The home-based business shall operate between 7:00 a.m. to 8:00 p.m. only.
12. One parking stall per non-resident employee, client parking, and one parking stall per commercial vehicle shall be provided onsite and is encouraged to be provided at the side or rear of the principal or accessory building.
13. The development permit is issued to the applicant and is non-transferable. Should the applicant move or sell the business, the permit will become void.

Advisory Notes:

1. Home Based Business means the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession or craft to be operated by the permanent residents of the dwelling.

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:



Carla Williams
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lp.rta.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All other appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321



NTS

- #1- Personal RV
- #2- Personal Boat
- #3- Personal vehicle
- #4- Hunting Buggy
- #5- Garden Shed
- #6- GFL-WASTE BIN

8x10m Storage NW of Shop.

Trailer parking

Exterior storage area shall not exceed 101sq metres

APPROVED	
FOR DEVELOPMENT PERMIT ONLY	
STURGEON COUNTY	
PLANNING & DEVELOPMENT SERVICES	
<i>C. Williams</i>	Feb 8/22
DEVELOPMENT AUTHORITY	DATE
305305-22-D0022	
PERMIT #	



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Phone (780) 939-8275
 Fax (780) 939-2076
 Email: PandD@sturgeoncounty.ca

For Office Use	
Permit Number:	<u>305305-22-D0022</u>
Date Received:	<u>Feb 1/22</u>
Received By:	<u>CW</u>

Development Permit Application for Home Based Business

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

Severed in line with Section 17 of the FOIP Act

APPLICANT INFORMATION

APPLICANT NAME Brian Thompson LANDOWNER(S) NAME (IF DIFFERENT THAN APPLICANT) Sharon Thompson

MAILING ADDRESS _____ CITY / TOWN _____ PROVINCE _____ POSTAL CODE _____

PHONE _____ ALTERNATE PHONE _____ FAX _____

EMAIL _____

LAND INFORMATION

PROPERTY ADDRESS 26228 Meadowview drive SUBDIVISION NAME _____

LEGAL DESCRIPTION: LOT 4 BLOCK 1 PLAN 162-2741 PARCEL SIZE 2.49

QUARTER nw SECTION 27 TWP 53 RGE 26 W 4

HOME BUSINESS DESCRIPTION

NAME OF BUSINESS Bet-Can Industrial Ltd.

PROVIDE A DETAILED DESCRIPTION OF DAY TO DAY OPERATIONS & SERVICES YOU PROVIDE
 (ATTACH A LETTER IF MORE SPACE IS NEEDED)

Location will be the base for a landscaping services business. Small equipment and pickup will be stored and maintained on site when not on their work site. Projects will be offsite within Alberta. The house will act as a casual accounting office only. Materials and equipment primarily will be stored at each work site. Sharon Thompson will be the accounting person on a temporary basis, Brian Thompson will be doing the off site work and maintainance of equipment. No fuel storage will be on this site.

YEARS IN BUSINESS 35 TYPE OF BUSINESS: BUSINESS TO BUSINESS BUSINESS TO CONSUMER
 MARKET (ALL THAT APPLY): LOCAL REGIONAL PROVINCIAL NATIONAL INTERNATIONAL

NAICS: (North American Classification System)

Please check off the ONE NAICS category that best applies to your business. This classification is important information for our team and will provide valuable information that can assist greatly with statistical data analysis of our region.

- | | | | |
|-------------------------------------|---|--------------------------|---|
| <input type="radio"/> 11 | Agriculture, forestry, fishing and hunting | <input type="radio"/> 54 | Professional, scientific and technical services |
| <input type="radio"/> 21 | Mining, quarrying, and oil and gas extraction | <input type="radio"/> 55 | Management of companies and enterprises |
| <input type="radio"/> 22 | Utilities | <input type="radio"/> 56 | Administrative and support, waste management and remediation services |
| <input checked="" type="radio"/> 23 | Construction | <input type="radio"/> 61 | Educational services |
| <input type="radio"/> 31-33 | Manufacturing | <input type="radio"/> 62 | Health care and social assistance |
| <input type="radio"/> 41 | Wholesale trade | <input type="radio"/> 71 | Arts, entertainment and recreation |
| <input type="radio"/> 44-45 | Retail trade | <input type="radio"/> 72 | Accommodation and food services |
| <input type="radio"/> 48-49 | Transportation and warehousing | <input type="radio"/> 81 | Other services (except public administration) |
| <input type="radio"/> 51 | Information and cultural industries | <input type="radio"/> 91 | Public administration |
| <input type="radio"/> 52 | Finance and insurance | | |
| <input type="radio"/> 53 | Real estate and rental and leasing | | |

SOCIAL MEDIA: WHERE CAN WE FIND YOU? WE LOVE TO FOLLOW STURGEON COUNTY BUSINESSES!

WEBSITE _____ FACEBOOK _____ INSTAGRAM _____
 TWITTER _____ OTHER _____

- YES I WOULD LIKE TO RECEIVE OCCASIONAL EMAIL UPDATED FROM STURGEON COUNTY ECONOMIC DEVELOPMENT
 YES PLEASE CONTACT ME TO LEARN MORE ABOUT STURGEON COUNTY'S BUSINESS VISITATION PROGRAM

CLIENTS, CUSTOMERS & EMPLOYEES

DO CLIENTS / CUSTOMERS VISIT YOUR PROPERTY? Y N
 IF YES, AT WHAT HOURS AND HOW MANY VISITS PER DAY / WEEK? 8 am -5 pm 3 per week
 HOW MANY NON-RESIDENT EMPLOYEES WILL WORK AT OR VISIT THE PROPERTY? 1-2
 HOW MANY PARKING STALLS DO YOU PROVIDE YOUR CLIENTS / CUSTOMERS AND EMPLOYEES? 2

VEHICLES & EQUIPMENT

LIST ALL VEHICLE TYPES AND EQUIPMENT ASSOCIATED WITH YOUR BUSINESS

CAR / VAN

1 Ram 2500

TRUCKS(S)

(INDICATE NUMBER, SIZE, TYPE, WEIGHT)

MACHINERY (SPECIFY)

(SKID STEER, BACKHOE, FORKLIFT)

1-Hitachi mini hoe, 1-Kobota skidsteer

TRAILERS (SPECIFY)

1- 25' foot equipment , 1 12' foot dump

OTHER (SPECIFY)

1- small utility tractor

STORAGE & DELIVERIES

ARE MATERIALS AND/OR EQUIPMENT RELATED TO THE BUSINESS STORED ON THE PROPERTY?

Y N

HOW MUCH IS STORED AND WHERE?

ARE THERE ANY DANGEROUS GOODS ON SITE ASSOCIATED WITH YOUR BUSINESS?

Y N

IF YES, WHAT TYPES?

ARE DELIVERIES MADE TO THE PROPERTY?

Y N

IF YES, HOW OFTEN ARE DELIVERIES MADE TO THE PROPERTY?

BUSINESS SIZE & ADVERTISING

TOTAL FT²/M² OF HOME

1654

FT²/M² ALLOCATED FOR BUSINESS

64

LIST ANY ADDITIONAL BUILDINGS USED IN THE OPERATION OF THE BUSINESS INCLUDING FT²/M²

WHAT ADVERTISING SIGNAGE WILL APPEAR ON THE PROPERTY?

1 small sign, 2 feet x 3 feet near the approach

SITE PLAN

SITE PLAN (attached)

PLEASE PROVIDE A SITE PLAN INDICATING THE BUILDINGS INTENDED FOR USE BY THE BUSINESS, ONSITE PARKING STALLS FOR CLIENTS/EMPLOYEES, PARKING AREA FOR VEHICLES AND EQUIPMENT RELATED TO THE BUSINESS, EXTERIOR STORAGE AREA (dimensioned) FOR MATERIALS/GOODS, AND ANY PROPOSED OR EXISTING SCREENING OR FENCING.

APPLICANT AUTHORIZATION

Severed in line with Section 17 of the FOIP Act

I/we hereby give my/our authorization to apply for this home based business development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26.

SIGNATURE OF APPLICANT(S) _____ DATE 1/31/22

_____ DATE 1/31/22

_____ SIGNATURE OF LANDOWNER DATE 1/31/22

SUPPORT DOCUMENTS

Ensure the listed supporting documentation is included with this permit application, Sturgeon County cannot accept incomplete applications.

ALBERTA TRANSPORTATION APPROVAL OR PROVIDE CURRENT ROADSIDE APPROVAL # _____ N/A
If developing within 800m (0.5 miles) of a Provincial highway.

LAND TITLE CERTIFICATE
Searched within 30 days prior to the application. These documents can be obtained at any Provincial Registry Office or online at <http://www.spin.gov.ab.ca/>.

CORPORATE REGISTRY N/A

FOR OFFICE USE ONLY

HOME BASED BUSINESS LEVEL 1 2 3 ROLL 79004

LUB ZONING AG FEES 310.00

USE: PERMITTED DISCRETIONARY RECEIPT 202200596

FORM OF PAYMENT Mastercard

FOIP DISCLAIMER: The personal information provided will be used to process a home based business development permit application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33 (c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of the Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Moriaville, Alberta, T8R 1L9 (780) 939-4321.

PLANNING AND DEVELOPMENT SERVICES REPORT

Prepared For: Subdivision & Development Appeal Board
 Prepared By: Planning & Development
 Hearing Date: March 29th, 2022



FILE INFORMATION:	
Subdivision & Dev. Appeal Board File:	022-STU-002
Development Permit File:	305305-22-D0022
Legal Land Description of Property:	Lot 4; Block 1; Plan 1622741
Relative Location:	26228 Meadowview Drive
Appellant:	Sharkey, Steven & Susan
Landowner:	Thompson, Brian & Sharon
Description of Appeal:	Appealing the Decision of the Development Authority, Approval to Operate a Home-Based Business Level 3
Land Use Bylaw District:	AG – Agriculture (Residential)
Tax Roll Number:	79004

PART I – BACKGROUND:

1. On February 8, 2022, the Development Officer approved development permit 305305-22-D0022 to operate a home-based business level 3 (Bet-Can Industrial Ltd.) on the subject parcel.
2. The application states the parcel will be used as the base for a landscaping services business. Small equipment and a pickup are to be stored and maintained on site. Materials and equipment are to be stored at the work sites. Customers are anticipated to attend the property three times a week and 1-2 non-resident employees will work or visit the property.
3. Vehicles and equipment include:
 - 1 Hitachi Mini Hoe
 - 1 Kubota Skid Steer
 - 1 25-foot equipment trailer
 - 1 12-foot dump trailer, and
 - 1 small utility tractor.
4. The site plan indicates an 8ft x 10ft exterior storage area behind the accessory building.
5. The application states the business has been operating for 35 years. The County is aware the business previously operated as a home-based business level 3 from an 80-acre parcel located in Sturgeon County recently annexed by St. Albert.

PART II – PROPERTY INFORMATION:

1. The property is 1.0 hectare (2.50 acres) in area developed with a single detached dwelling and detached shop with lean-to addition.
2. On February 24, 2021, Planning & Development received an inquiry regarding the zoning of the subject parcel. There were concerns that the land had been re-zoned to industrial from Agricultural. Planning & Development contacted the landowner regarding the unsightly state of the property and were informed the shop was still under construction and the yard

was in the process of being organized. There was no indication from the landowner at the time, that a business was to operate from the site.

PART III – RELEVANT POLICY/LEGISLATION:

Municipal Development Plan 1313/13

1. Economic Health 5.2.5 Promoting an Integrated Economy, “should support appropriately located and sized home-based businesses, as they are a vital economic contributor and provide residents with a variety of lifestyle opportunities.”

Land Use Bylaw 1385/17

1. Home-Based Business Requirements

	Level 1	Level 2	Level 3
Business Size (maximum)	<ul style="list-style-type: none"> • 10% of the gross floor area of the dwelling 	<ul style="list-style-type: none"> • 30% of the gross floor area of the dwelling • Area of accessory building(s) at the discretion of the Development Authority 	<ul style="list-style-type: none"> • 30% of the gross floor area of the dwelling • 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority
Equipment and/or material storage	<ul style="list-style-type: none"> • Shall be located within the dwelling 	<ul style="list-style-type: none"> • No exterior storage. Any storage shall be located within the dwelling or accessory building(s). 	<ul style="list-style-type: none"> • Exterior storage shall not exceed 1% of the parcel size in accordance with Section 5.7
Client traffic generation (maximum)	<ul style="list-style-type: none"> • None permitted 	<ul style="list-style-type: none"> • Eight vehicle visits per 24-hour period in the AG district • Four vehicle visits per 24-hour period in all other districts 	<ul style="list-style-type: none"> • Ten vehicle visits per 24-hour period
Non-resident employees on site (maximum)	<ul style="list-style-type: none"> • None permitted 	<ul style="list-style-type: none"> • Two 	<ul style="list-style-type: none"> • Four
Commercial vehicles (maximum)	<ul style="list-style-type: none"> • None permitted 	<ul style="list-style-type: none"> • One (not exceeding 4,800kg if located in a residential district) 	<ul style="list-style-type: none"> • Three
Commercial trailers (maximum)	<ul style="list-style-type: none"> • None permitted 	<ul style="list-style-type: none"> • One 	<ul style="list-style-type: none"> • Three
Passenger vehicles (maximum)	<ul style="list-style-type: none"> • One 	<ul style="list-style-type: none"> • One 	<ul style="list-style-type: none"> • Two
Hours of operation	<ul style="list-style-type: none"> • No limit 	<ul style="list-style-type: none"> • 7:00a.m. to 8:00p.m. 	<ul style="list-style-type: none"> • 7:00a.m. to 8:00p.m.
Additional on-site parking stall requirements	In accordance with Part 9		
Signage	In accordance with Part 7		



Subdivision & Development Appeal Board

Hearing Date: March 29th, 2022

Regarding: SDAB File No. 022-STU-002

Presented by: Carla Williams, Development Officer

Site Location (Local Context)



Meadowview Drive

Site Location (Immediate Context)



Zoning – AG Residential (2.50acre parcel) Page 38 of 129

Site Location (Immediate Context)



Photo April 15, 2021

Summary of Relevant Regulation

Land Use Bylaw 1385/17 Home Based Business

- Mitigate measures – impact to neighbours
- Not unduly interfere with amenities of neighbourhood
- Exterior storage (allowed 1% of parcel size 101m²)

	Level 1	Level 2	Level 3
Business Size (maximum)	<ul style="list-style-type: none"> • 10% of the gross floor area of the dwelling 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • 30% of the gross floor area of the dwelling • 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority
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Additional on-site parking stall requirements	In accordance with Part 9		
Signage	In accordance with Part 7		

8ftx10ft

3 per week

1-2

N/A

2

1

8am-5pm

Background

Site Plan



NTS

- #1- Personal RV
- #2- Personal Boat
- #3- Personal vehicle
- #4- Hunting Buggy
- #5- Garden Shed
- #6- GFL-WASTE BIN

8x10m Storage NW of Shop.

Trailer parking

Exterior storage area shall not exceed 101sq metres

APPROVED	
FOR DEVELOPMENT PERMIT ONLY	
STURGEON COUNTY	
PLANNING & DEVELOPMENT SERVICES	
<i>Williams</i>	Feb 8/22
DEVELOPMENT AUTHORITY	DATE
305305-22-D0022	
PERMIT #	

****No indication of culvert/pipe storage on site plan****

Analysis



Former location – 80acre parcel (annexed by St. Albert)

Page 37 of 129

Analysis



Photo Sep 24, 2021

Landowner has indicated removal of culverts/pipe, planting of trees around perimeter, declared will not be storing materials for jobs at this location

Page 38 of 129

Conclusion

- **The Board may confirm, revoke or vary the decision or development permit or any condition attached to it or make or substitute a decision or development permit of its own.**

**APPELLANT
SUBMISSIONS
RECEIVED**



MAR 23/2002

Bet-Can Industrial Ltd.

[Website](#) [Directions](#) [Save](#)

Contractor in Alberta

Address: 26228 Meadowview Dr, Alberta T8T 0L2

Hours: Open · Closes 5:30 p.m. >

Phone: (780) 699-9779

Province: Alberta

[Suggest an edit](#) · [Own this business?](#)

Questions and answers

Be the first to ask a question

[Ask a question](#)

Reviews

Be the first to review

[Write a review](#)

[Add a photo](#)

From Bet-Can Industrial Ltd.

"- earthworks contracting - acreage development - culvert installation
- landscape contracting - portable welding services"

People also search for

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Pipe supplier



Alberta Wilbert Sales
Manufacturer

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What We Do



EARTHWORKS



GENERAL CONTRACTING



CONSULTING



PORTABLE WELDING

**WE ARE UNDER NEW
MANAGEMENT! IF YOU HAVE ANY
QUESTIONS PLEASE VISIT THE
"CONTACT US" PAGE.**



Location Information

Range Rd 260

[View larger map](#)



Google

Map data ©2022

Full Address Range Rd 260, Sturgeon County, AB T8T 0W1, Canada

Route Range Road 260 (Range Rd 260)

Locality Sturgeon County

Administrative Area Level 3 Sturgeon County

Administrative Area Level 2 Division No. 11

Administrative Area Level 1 Alberta (AB)

Country Canada (CA)

Postal Code T8T 0W1

Type point_of_interest, establishment

Latitude 53.6784211

Longitude -110.6784211

Bet-Can Industrial

Address: Range Rd 260, Sturgeon County, AB T8T 0W1, Canada

Telephone: +1 780-460-6822

This page provides details on *Bet-Can Industrial*, located at Range Rd 260, Sturgeon County, AB T8T 0W1, Canada.

name, address

Search

Place Overview

Place Name Bet-Can Industrial

Average Rating 3.5

Place Address Range Rd 260
Sturgeon County
AB T8T 0W1
Canada

★★★★☆ Jonny Yuma

Avoid! Bottom line - this company cares only about money, and not about quality service. Two days after our driveway was done they were already threatening us with a lien if we didn't pay within 5 days! Sure enough, first rain fall was a disaster. Pooling water everywhere and a clogging drainage system. The owner, Brian Thompson, who refers to himself as god, is the most unpleasant human I have ever met. Put us through a month of lies about the start date. Every time we called the receptionist she said he'd be there in the morning, but we never actually spoke to god. That went on for a month. I understand weather delays, but why lie? Imagine he frustration. And when the work starts, its nothing but screaming and swearing. He treats his workers and clients like garbage! Screaming at them, insulting them, and threatening them. Brian Thompson and BETCAN is a joke.

★★★★★ Mustafa Keklik

Nearby Entities

APPLICANT'S SUBMISSIONS RECEIVED



Brian Thompson <[REDACTED]>

Severed in line with Section 17 of
the FOIP Act**Re: Subdivision and Development Appeal Board Hearing**

1 message

Sharon Thompson <sthompson@zenderford.com>

24 March 2022 at 10:49

To: Dianne Mason <dmason@sturgeoncounty.ca>, "legislativeservices@sturgeoncounty.ca" <legislativeservices@sturgeoncounty.ca>, Sharon Thompson <sthompson@zenderford.com>

Hi Dianne,

I tried to send you our Appeal package to the legislativeservices email address, but received a message came back saying a "custom mail flow rule created by an admin at Sturgeon County has blocked my message.

Here is the zip folder with our Appeal information. Please also allow myself approximately 10 minutes to speak, and my neighbor, Roger Ayotte also would like 10 minutes to speak.

I will have Brian also drop off a hard copy of this attachment to ensure you have received everything.

If you could please confirm receipt of this email.

Thank you,

Sharon Thompson

Financial Services Manager

sthompson@zenderford.com

*"Throw kindness around like confetti"***Zender Ford Sales Ltd.**

99 Golden Spike Road, PO Box 5000, Spruce Grove, AB. T7X 2Y3

O: 780-962-3000

T: 800-222-6444

F: 780-962-0618

www.zenderford.com

From: Dianne Mason <dmason@sturgeoncounty.ca>**Sent:** Monday, March 14, 2022 8:46 AM**To:** Sharon Thompson <sthompson@zenderford.com>**Subject:** RE: Subdivision and Development Appeal Board Hearing

Good morning, Sharon

In response to your email, the way the process works is as follows:

Any submission or evidence you or the Appellant want to provide in support of your case have to be received no later than March 24. After that I will be putting together the agenda package which will include the original Notice of Appeal filed by the Appellant, any evidence/submission they have provided, the Development Officer's report and then your submission/evidence for your case. There is also the opportunity for any adjacent property owners who were notified of the development to provide statements/submissions if they so choose, and this would also be provided to you in the agenda package if any are received. Everyone is provided the entire agenda package on the Friday before the hearing via email.

Further to your questions, there was only one appeal received and it is too late for any others and any letters of support for either of you can be submitted with your evidence.

At the hearing the Development Officer will present their report then both you and the Appellant will each have the opportunity to speak to your case and address anything that may have arisen from the evidence in the agenda package. All parties will then be given the opportunity for any 'closing remarks' and this could be your chance to rebut any comments made during the hearing. The Chair will address you and advise you when it is your turn to speak.

When you arrive at Sturgeon County Centre, the hearing will be in Council Chambers. The door will be opened about 10 minutes before the hearing, and I will be in the room. Please make sure to let me know you are there and sign in.

I hope this helps.

Dianne Mason

Legislative Officer, Legislative Services

Sturgeon County

p: 780-939-8277

w: sturgeoncounty.ca

From: Sharon Thompson <sthompson@zenderford.com>

Sent: March 11, 2022 5:48 PM

To: brian thompson <[REDACTED]> Dianne Mason <dmason@sturgeoncounty.ca>

Subject: Re: Subdivision and Development Appeal Board Hearing

Severed in line with Section 17 of the FOIP Act

RE: Notice of Appeal

Hello Dianne,

I am in receipt of your email regarding our application for the home based signage on our property. I understand there is a person who is appealing our request. I trust that their claims will have to be substantiated as they are ALL false. Do we get a copy of his letter or do we have to be surprised at the hearing? Were there any letters of support? How many letters

of appeal were there? These are important to us as we need to gather our information to disclaim these unsubstantiated allegations. We will be planning of attending the appeal hearing, what do you require from me in this regard?

thank you,

Sharon Thompson

Financial Services Manager

sthompson@zenderford.com

"Throw kindness around like confetti"

Zender Ford Sales Ltd.

99 Golden Spike Road, PO Box 5000, Spruce Grove, AB. T7X 2Y3

O: 780-962-3000

T: 800-222-6444

F: 780-962-0618

www.zenderford.com

From: brian thompson [REDACTED] Severed in line with Section 17 of the FOIP Act
Sent: Friday, March 11, 2022 4:47 PM
To: Sharon Thompson <sthompson@zenderford.com>
Subject: Fwd: Subdivision and Development Appeal Board Hearing

Brian Thompson

Begin forwarded message:

From: Dianne Mason <dmason@sturgeoncounty.ca>
Date: March 11, 2022 at 3:21:22 PM MST

To: [REDACTED]
Subject: Subdivision and Development Appeal Board Hearing
Severed in line with Section 17 of the FOIP Act

Good afternoon,

Attached you will find information regarding the Subdivision and Development Appeal Board Hearing scheduled for March 29, 2022. A paper copy of this information will follow in the mail.

Thank you,gu

Dianne Mason

Legislative Officer, Legislative Services

Sturgeon County

p: 780-939-8277

w: sturgeoncounty.ca

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply should be deleted or destroyed.

This communication is intended for the recipient to whom it is addressed, and may contain confidential, personal, and or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply should be deleted or destroyed.

 **appeal docs sent to Dianne Mason Sturgeon County.zip**
11419K



PIONEER GUN CLUB

EST. 1910

Mailing address:
81-25214 Coal Mine Road, Sturgeon County, AB T8T 0A8
pioneergunclub@gmail.com 780-818-2369



March 22, 2022

Re: Brian and Sharon Thompson
Plan 1622741, Block 1, Lot 4; NW 27-53-26-W4M
Development Permit Number: 305305-22-D0022
Home Based Business Level 3

Appeal Board – Sturgeon County

I am writing this letter on behalf of the Pioneer Gun Club that is located directly across Meadowview Drive from the property of Brian and Sharon Thompson. The Pioneer Gun Club has been at this location since 1910 and owned the property since November 21, 1943.

Over the past 112 years we have seen hundreds of properties developed around us. I have been a member of the club for 28 years and have personally seen a large amount of this development.

The Thompsons have been very respectful regarding noise, site cleanliness, Meadowview Drive/access road cleanliness and overall appearance of the property since the beginning of construction of the house and shop. All activities have been no different than the many other properties that have been developed along Meadowview Drive since my Membership at the club.

All aspects of the activity and property site appearance are typical for an acreage within Sturgeon County or any County in Alberta. There is no noise beyond anything typical of an average person working on their acreage property.

The Pioneer Gun Club is entirely satisfied with all activities that have occurred at the property and support the approval of the Development Permit.



Collin Rowe
President – Pioneer Gun Club
Physical Address: 26225 Meadowview Drive, Sturgeon County

Severed in line with Section 17 of the FOIP Act

March 15, 2022

To: Sturgeon County – Appeal Board

Re: SDAB File#022-STU-002 – Application for Home based Business Level 3

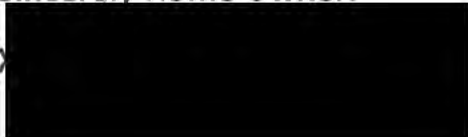
Good afternoon,

We are neighbors of Brian & Sharon Thompson who reside at: 26228 Meadowview Drive, Sturgeon County. They have applied for a Level 3 Home Based Business license with Sturgeon County. Please accept this letter as confirmation that we support their application and have no issue with their request to have a sign 3.3'L x 2'H, a storage area 8m x 10m at the back of their property, and to operate within the County permit conditions of a Home Based Business Level 3.

We find the Thompson's to be good stewards of Sturgeon County and more specifically our Meadowview Drive neighborhood.

We trust this is all you require from us, if you have any other questions, please feel free to contact the writer.

Sincerely Home Owner:



name: Trace Paulin

Address: 26231 Meadowview Dr

Phone:

Severed in line with Section 17 of the FOIP Act

* We live close to the Thompsons and have never heard any noise, excessive or otherwise coming from their property. Their yard is well maintained - as a matter of fact when I drove by and took notice, I thought I must have the wrong address. It looked very neat. It is an overage - there will be some vehicles, yard equipment on

The property, it's all to be expected.

I'm happy to have the Thompsons
get a permit to run their business.
Will be talking to him about
some work at our place! 😊

March 15, 2022

To: Sturgeon County – Appeal Board

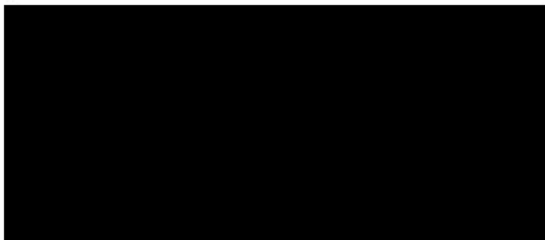
Re: SDAB File#022-STU-002 – Application for Home based Business Level 3

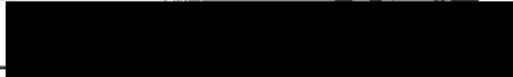
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We find the Thompson's to be good stewards of Sturgeon County and more specifically our Meadowview Drive neighborhood.

We trust this is all you require from us, if you have any other questions, please feel free to contact the writer.



name: Ray Henry
Address: 26216 Meadowview
Phone: 

Severed in line with Section 17 of the FOIP Act

March 15, 2022

To: Sturgeon County – Appeal Board

Re: SDAB File#022-STU-002 – Application for Home based Business Level 3

Good afternoon,

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We find the Thompson's to be good stewards of Sturgeon County and more specifically our Meadowview Drive neighborhood.

We trust this is all you require from us, if you have any other questions, please feel free to contact the writer.

Sincerely Home Owner:

[Redacted Signature]

name: Les Summers

Address: 26217 Meadowview Dr.

Phone: [Redacted Phone Number]

Severed in line with Section 17 of the FOIP Act

March 15, 2022

To: Sturgeon County – Appeal Board

Re: SDAB File#022-STU-002 – Application for Home based Business Level 3

Good afternoon,

We are neighbors of Brian & Sharon Thompson who reside at: 26228 Meadowview Drive, Sturgeon County. They have applied for a Level 3 Home Based Business license with Sturgeon County. Please accept this letter as confirmation that we support their application and have no issue with their request to have a sign 3.3'L x 2'H, a storage area 8m x 10m at the back of their property, and to operate within the County permit conditions of a Home Based Business Level 3.

We find the Thompson's to be good stewards of Sturgeon County and more specifically our Meadowview Drive neighborhood.

We trust this is all you require from us, if you have any other questions, please feel free to contact the writer.



name:

ROGER & JAENIE AYOTTE

Address:

26306 MEADOWVIEW DR.

Phone:



Severed in line with Section 17 of the FOIP Act

March 15, 2022

To: Sturgeon County – Appeal Board

Re: SDAB File#022-STU-002 – Application for Home based Business Level 3

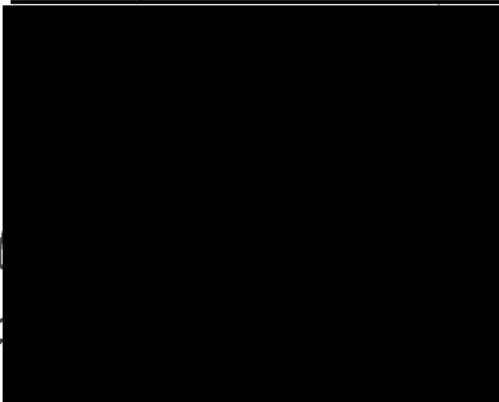
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We trust this is all you require from us, if you have any other questions, please feel free to contact the writer.

Sincerely Home Owner:



name: Laura Franchuk + Chris McCulloch
Address: 26304 Meadowview Dr. Sturgeon County
Phone: 

Severed in line with Section 17 of the FOIP Act

To Whom It May Concern,

In my opinion, as an associate of RE/MAX Professionals, if the owner of 26228 Meadowview Drive were to run a home based landscape business it would not depreciate the value of his property or the surrounding properties.

There are many home based businesses in Sturgeon County that have no ill effect on the surrounding properties.

The property in question brings added value to the surrounding areas, as before it was just vacant land. Now, with a shop and a 2 storey house with walk out basement, it will be able to be used for comparable properties and potentially increase the value.

Sincerely,



Brady Cornelius, REALTOR®

RE/MAX
PROFESSIONALS

Herrick Real Estate Group - Top 100 Team, RE/MAX Western Canada
(780) 803-0193

brady@soldbybrady.ca

www.soldbybrady.ca

STRATEGIC PRICING

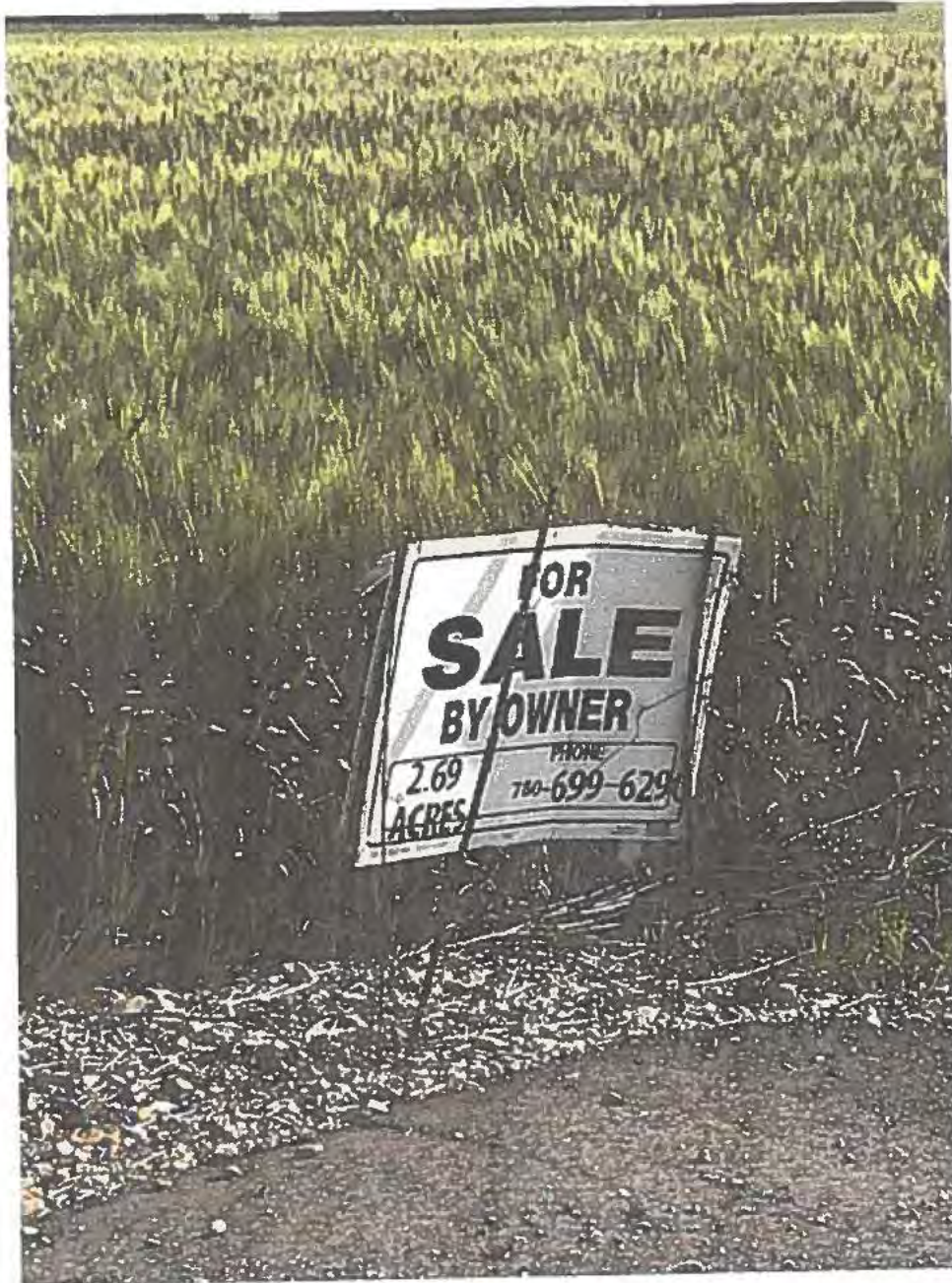
Based on neighbourhood sales, comparables, historical data and taking into account the key features of your home we have provided 3 price options.

Your choice should depend on factors such as your urgency to sell and market timing.

26228 Meadowview Drive

HERRICK REAL ESTATE GROUP | 2022

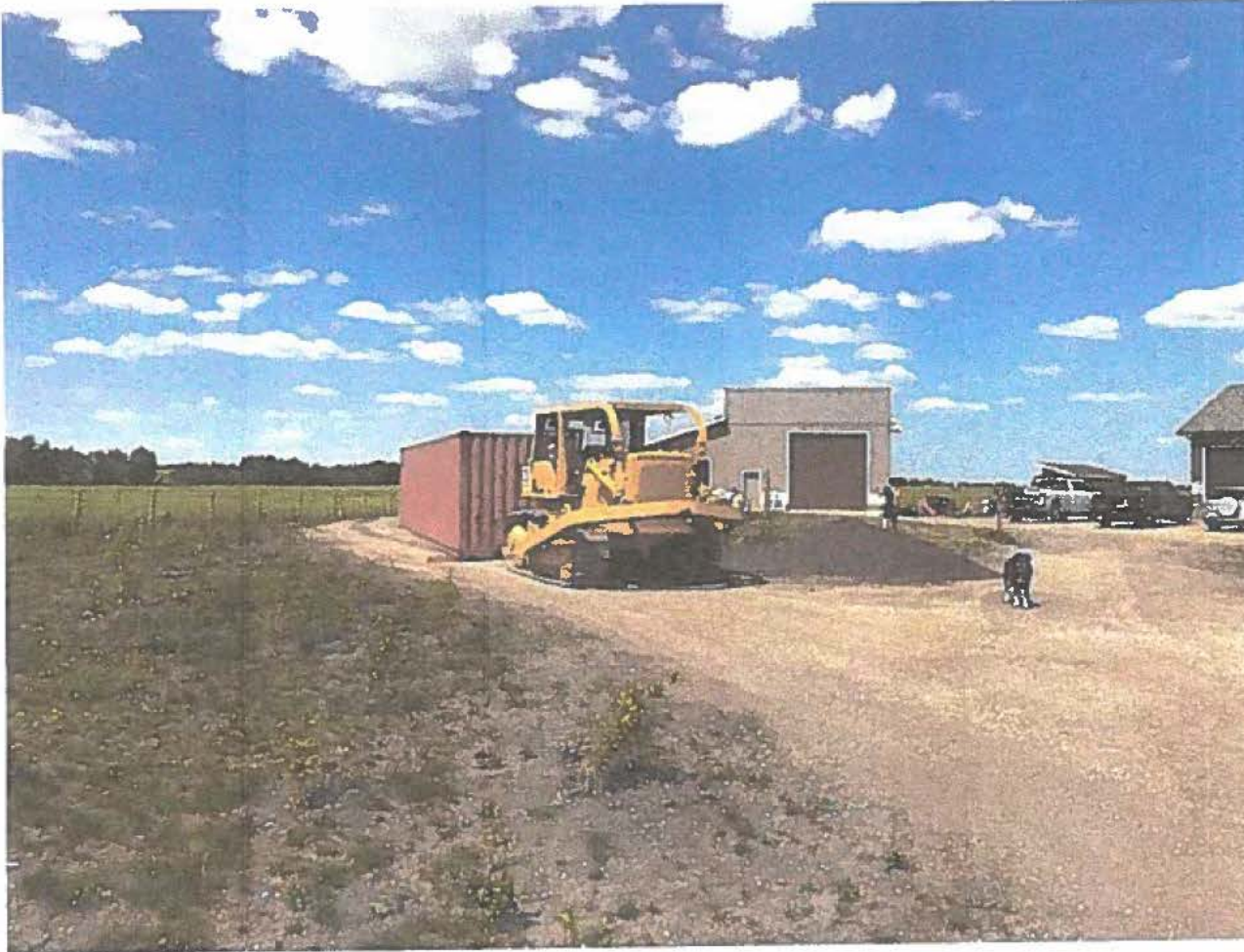




7/30/2019

PROPERTY FOR SALE
BY EDWIN

OFFER MADE IN
AUG. 2019



JULY 12/2021
SEA CAN
GONE FROM
PROPERTY.



- JUNE 24, 2021.
- GRASS COMING IN
 - RETAINING WALLS BUILT.
 - PERENNIALS PLANTED
 - SPRUCE TREES PLANTED



OCT. 5, 2019
POSSESSION OF PROPERTY
STARTING SURVEYING
≠ PREPPING FOR FENCE

DISTANCE FROM OUR YARD TO COMPLAINANT YARD \approx 314 m

0.22 mi X

MEADOWVIEW DR

APRIL 6, 2021 - LAST LOAD OF STEEL HEADED TO SCRAP YARD





VIEW FROM
MEADOWVIEW DR
NORTH TO HOME.

LANDSCAPED MOUND
WITH TREES PLANTED

North



EAST PROPERTY
VIEW OF TREES PLANTED
ALONG PERIMETER.

AGAIN NO EYE SORE

MARCH 18, 2022 - WEST SIDE SHOWING ROWS OF SPRUCE TREES + VIEW FROM MEADOWVIEW DR. NORTH TO HOUSE + STOP.



NOT AN EYESORE

MARCH 18, 2022. WEST SIDE OF PROPERTY PERIMETER POPLAR WHIPS
1/2 SPRUCE TREES
PLANTED.



MARCH 18, 2022



HOUSE PHOTO MARCH 18, 2022 - SHOWING TREES PLANTED



ADJACENT LANDOWNER WRITTEN RESPONSES

*NOTE:

No submissions were received
at the time of publication of the
Agenda

Appeal #2

022-STU-003 Appealing the
Development Authority's refusal to
construct a side (carport) and rear
(two storey) addition to a detached
garage



NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Date Received Stamp
Municipal Address of site:	1 Ravine Drive	
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	Lot B; Plan 5618KS	
Development Permit number or Subdivision Application number:	305305-22-D0047	
Appellant Information: Severed in line with Section 17 of the FOIP Act		
Name:	Derek Checora	Agent Name: (if applicable)
Phone:		
Mailing Address:		City, Province:
Postal Code		Email

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Refusal
Stop Order	
<input type="checkbox"/> Stop Order	

REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

The maximum variance that may be granted by the Development Authority in the R1 district is 40%.

The project would not be viable if the sizes were reduced to align with the current allowable set backs.

The cistern and septic field are on the opposite side of the existing garage therefore making it not possible to extend out in that direction. The neighbors have reviewed the plans and they do support this project. (Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent:	Date: March 8, 2022
--------------------------------------	----------------------------

FOR OFFICE USE ONLY		
SDAB Appeal Number:	Appeal Fees Paid:	Hearing Date:
	<input type="checkbox"/> Yes <input type="checkbox"/> No	YYYY/MM/DD

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

FILING INFORMATION

MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board
9613-100 Street
Morinville, AB T8R 1L9

***Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County’s current *Fees & Charges Schedule* is received.**

APPEAL PROCESS

Who can appeal?

Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.939.4321
Email: legislativeservices@sturgeoncounty.ca



Sturgeon County
 9613-100 St (780) 939-4321
 Morinville, Alberta T8R-1L9
 (780) 939-4321 ext.

CHECHORA, DEREK

Receipt Number: 202201041
 GST Number: 107747412RT0001
 Date: 2022-03-09
 Initials: CS

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
			Subtotal: \$100.00	
			Taxes: \$0.00	
			Total Receipt: \$100.00	<u>Cheque No.</u>
			Visa: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

March 11, 2022

SDAB File Number: 022-STU-003

Dear Derek Checora:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	Plan 5618KS, Lot B
Decision Regarding Proposed Development:	To construct a side (carport) and rear (two storey) addition to a detached garage

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 9, 2022. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 29, 2022 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 888 308 467#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date. Therefore, written submissions are due to be submitted no later than March 24, 2022.

SDAB hearings are public in nature, and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website.

Should you require further information, call (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.



Dianne Mason
Secretary, Subdivision and Development Appeal Board

March 11, 2022

SDAB File Number: 022-STU-003

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Take notice that a hearing has been scheduled concerning the following proposed development:

Legal Description of Subject Property: Plan 5618KS, Lot B

Decision Regarding Proposed Development: To construct a side (carport) and rear (two storey) addition to a detached garage

Applicant: Derek Checora

Reasons for Appeal (as identified on the Notice of Appeal):

- The project is not viable if the sizes are reduced to meet the setbacks. The cistern and septic field are on opposite sides of the existing garage, and it is not possible to extend in that direction.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 29, 2022 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the videoconference this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 888 308 467#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed development. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca at least five (5) days prior to the hearing date and must include your current email address. Therefore, written submissions are due to be submitted no later than March 24, 2022.

SDAB hearings are public in nature and it is understood that an individual writing or submitting items to the Board has a reasonable expectation that their correspondence/presentations, which may include personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website.

For further information, please call (780) 939-8277 or by email at legislativeservices@sturgeoncounty.ca.



Dianne Mason
Secretary, Subdivision and Development Appeal Board

The personal information provided is collected under the authority of Section 33(c) of the Alberta Freedom of Information and Protection of Privacy Act and Division 10 of the Municipal Government Act. The information will be used as part of your written brief and may be recorded in the minutes of the Subdivision Development Appeal Board, or otherwise made public pursuant to the provisions of the Freedom of Information and Protection of Privacy (FOIP) Act, including Section 40 therein. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 - 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

1 54513 RR 251

Lot B; Plan 5618KS - Accessory Building Addition

9-Mar-2022



Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

NAD_1983_10TM_AEP_Resource
© Sturgeon County

Prepared By: _____
Page 80 of 129





Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

Notification of Decision Letter

Date: Mar 8, 2022

Permit Number: 305305-22-D0047

Severed in line with Section 17 of the FOIP Act

To: Checora, Derek and Livingstone, Marci

Re: Decision of the Development Officer

Please be advised that development permit #305305-22-D0047 to construct a side (carport with storage area 10.56m x 10.36m) and rear (two storey 6.45m x 8.54m) addition to detached garage was REFUSED on Mar 8, 2022.

This decision or a condition of this permit, may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified. The 21 day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective.

If you have any questions regarding the development permit, please contact the undersigned at (780)939-8275 or toll free at 1-866-939-9303.

Regards,

A handwritten signature in cursive script that reads "C. Williams".

Carla Williams
Development Officer



Development Permit

Land Use Bylaw 1385/17

Permit No.: 305305-22-D0047
Tax Roll No.: 2861001
Decision Date: Mar 8, 2022
Effective Date: Mar 29, 2022

Severed in line with Section 17 of the FOIP Act

Applicant

Name: Checora, Derek and Livingstone, Marci
Address:

Owner

Name: Checora, Derek and Livingstone, Marci
Address:

Phone:
Cell:
Fax:
Email:

Phone:
Cell:
Fax:
Email:

Property Description

Legal Land Description: Lot B; Plan 5618KS
Land Use Description: R1 Country Residential District
Rural Address: 1-54513 Rge Rd 251

Description of Work

To construct a side (carport with storage area 10.56m x 10.36m) and rear (two storey 6.45m x 8.54m) addition to detached garage with proposed variance to side and rear yard setback

Fees

Accessory Building, Discretionary Use / Variance Request \$210.00

The application to construct a side and rear addition to an existing detached garage is REFUSED for the following reasons:

1. Pursuant to section 12.1.4 of Land Use Bylaw 1385/17 the minimum side yard setback for an accessory building is 3.0m (9.8ft) within the R1 Country Residential District.
Proposed side yard – 0.47m (1.5ft)
Variance requested – 2.53m (8.3ft) or 84.3%
2. Pursuant to section 12.1.4 of Land Use Bylaw 1385/17 the minimum rear yard setback for an accessory building is 3.0m (9.8ft) within the R1 Country Residential District.
Proposed rear yard – 0.47m (1.5ft)
Variance requested – 2.53m (8.3ft) or 84.3%
3. Pursuant to section 2.8.6(b) variances for the districts in excess of what is prescribed shall be refused by the Development Authority. **The maximum variance that may be granted by the Development Authority in the R1 district is 40%.**

If you have any questions or concerns about your application or any conditions listed above, please contact the Current Planning and Development Department at 780-939-8275.

Issued By:



Carla Williams
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. If you wish to appeal this decision, please choose the correct appeal body having jurisdiction.

If the application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at lprt.appeals@gov.ab.ca or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

All others appeals not subject to the above can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321

SITE PLAN SHOWING C. of T. 122 292 634, LOT B, PLAN 5618 KS (WEST 1/2)

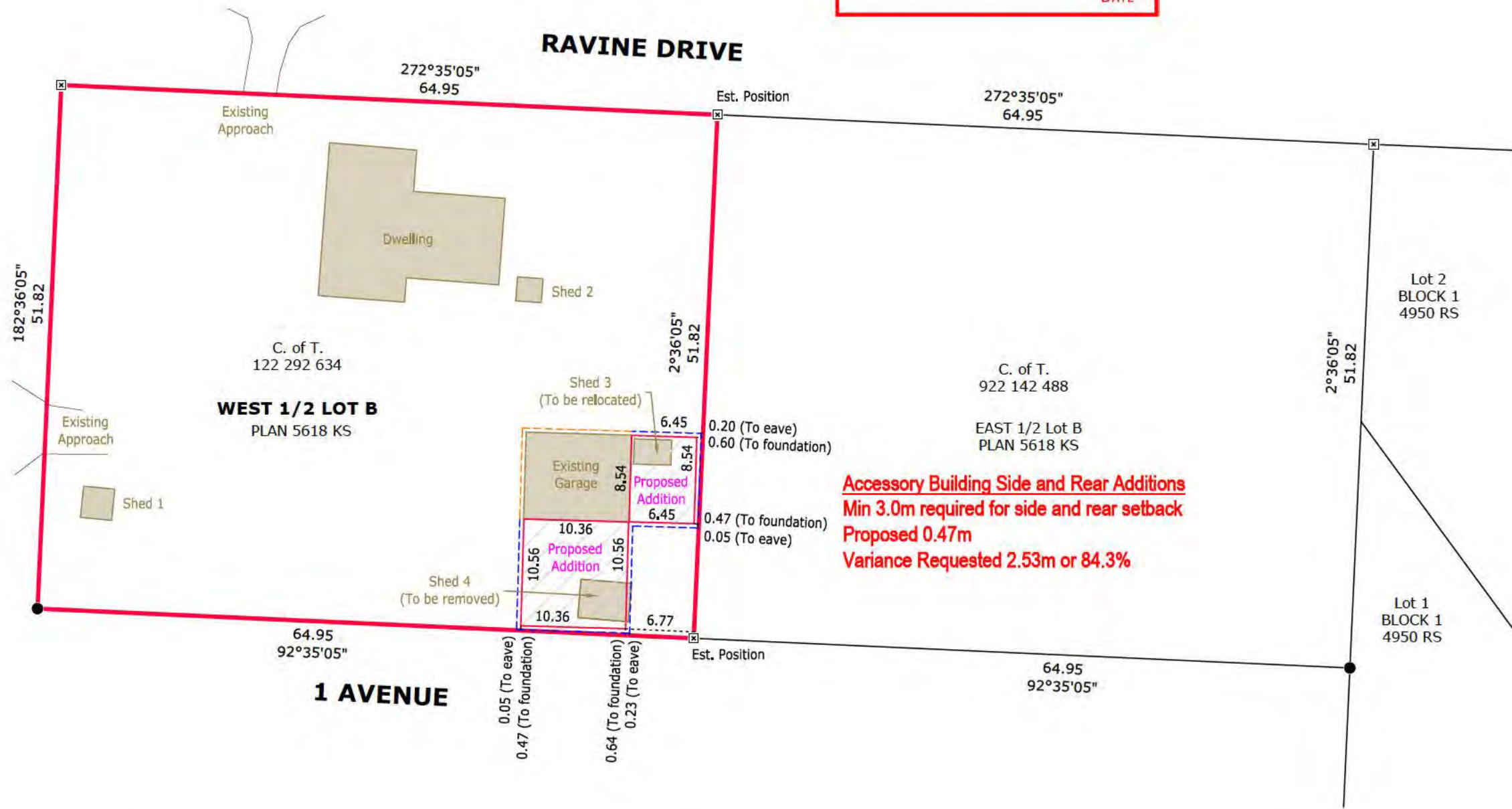
STURGEON COUNTY, ALBERTA

STURGEON COUNTY
REFUSED
C. Williams
AUTHORIZED SIGNATURE
305305-22-D0047 Mar 8/22
DATE

Prepared for:
Derek Checora



**STARKEY ROAD
Range Rd. 251**



EXISTING Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
Shed 4: 19.1 m²

Total: 341.7 m²

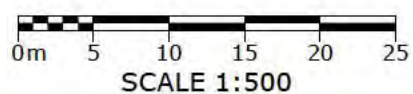
Lot Area: 3365.5 m²
Coverage: 10.2 %

PROPOSED Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
New Additions: 164.4 m²

Total: 487.0 m²

Lot Area: 3365.5 m²
Coverage: 14.5 %



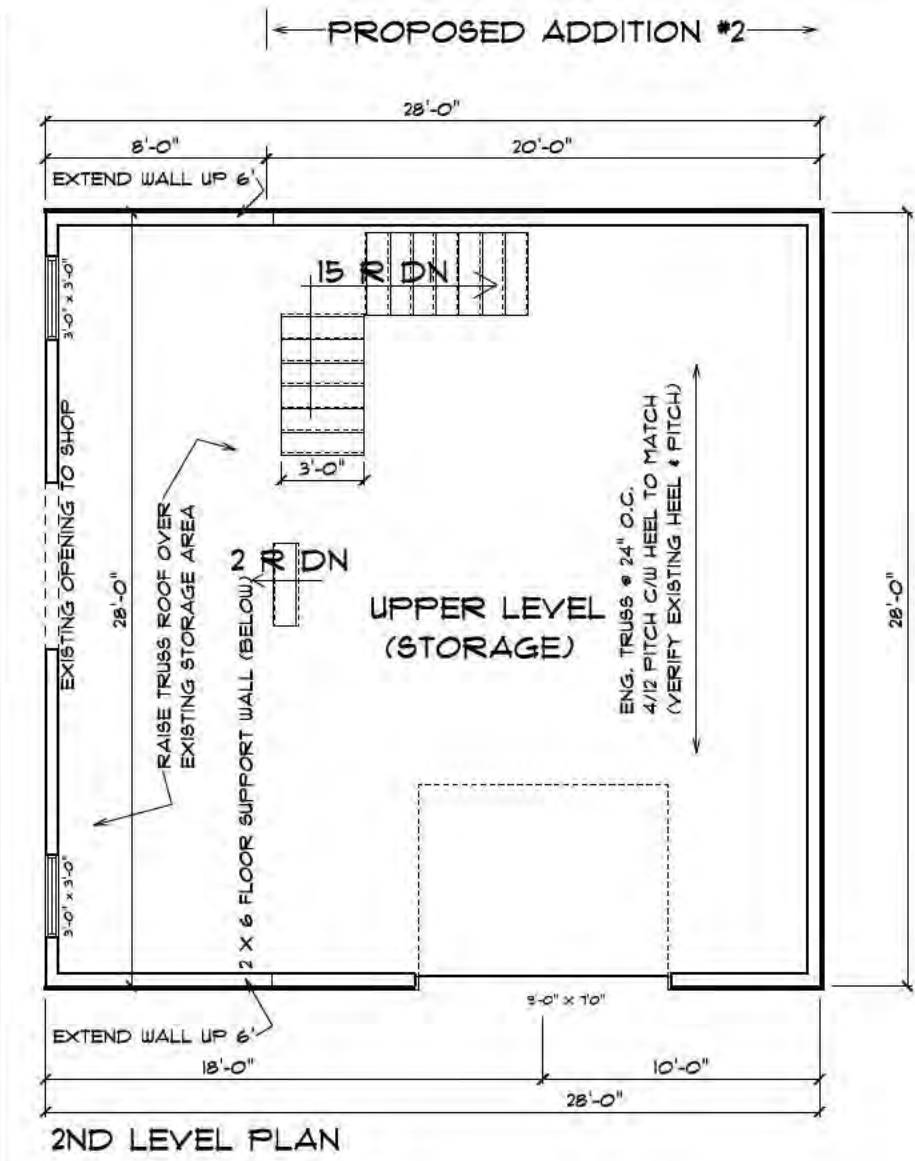
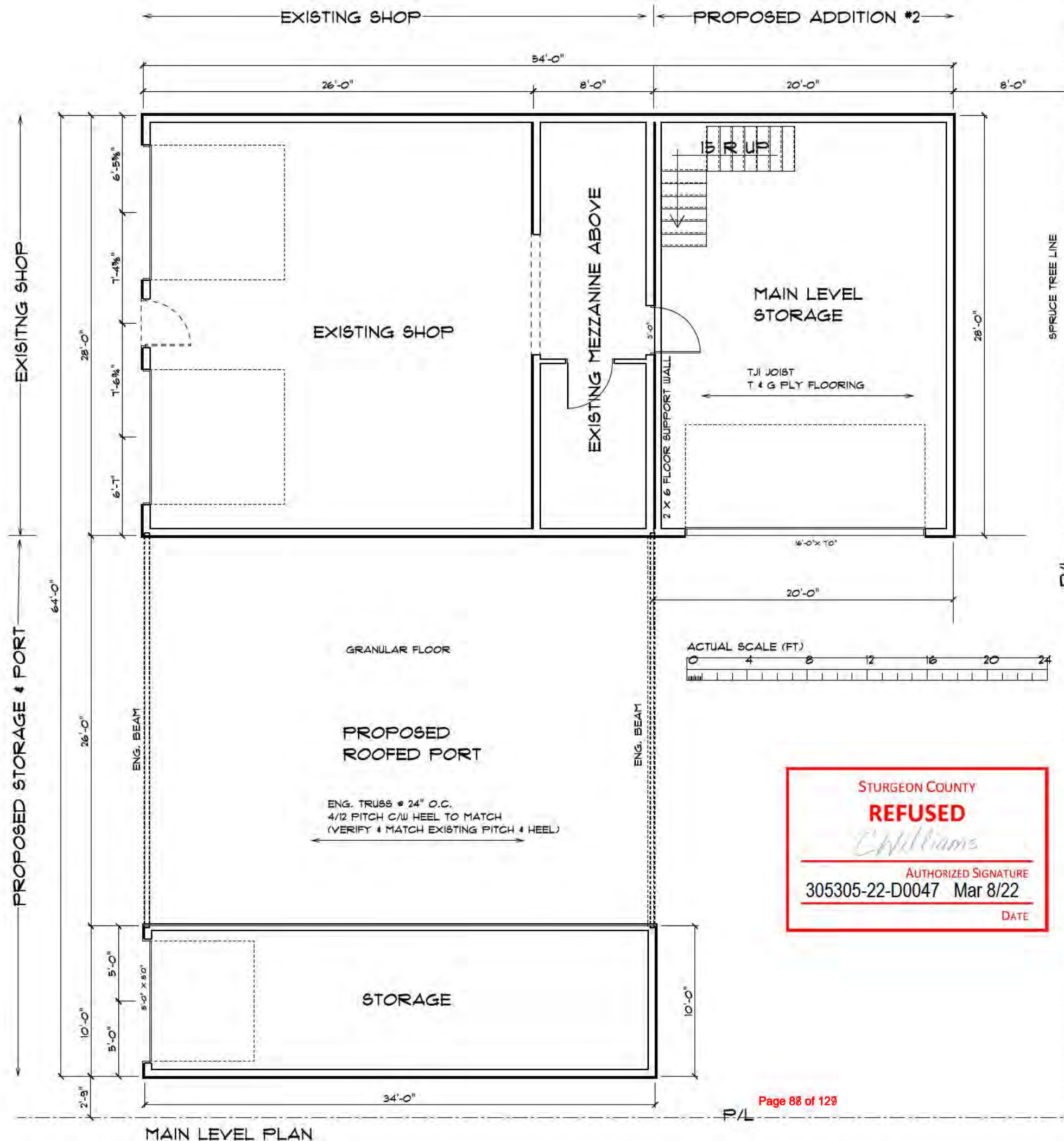
Bearings are grid, referred to the Central Meridian of UTM, (111°West) and derived from GNSS observations.

Distances are in metres and decimals thereof

Combined scale factor used = 0.999850



Job No.: 2241109	Date: February 19, 2022
PC: MM - CAD: BL - CK: MM	Dwg Name: 2241109-SITE
Revision: Issued	Sheet: 1 of 1 Rev: 0



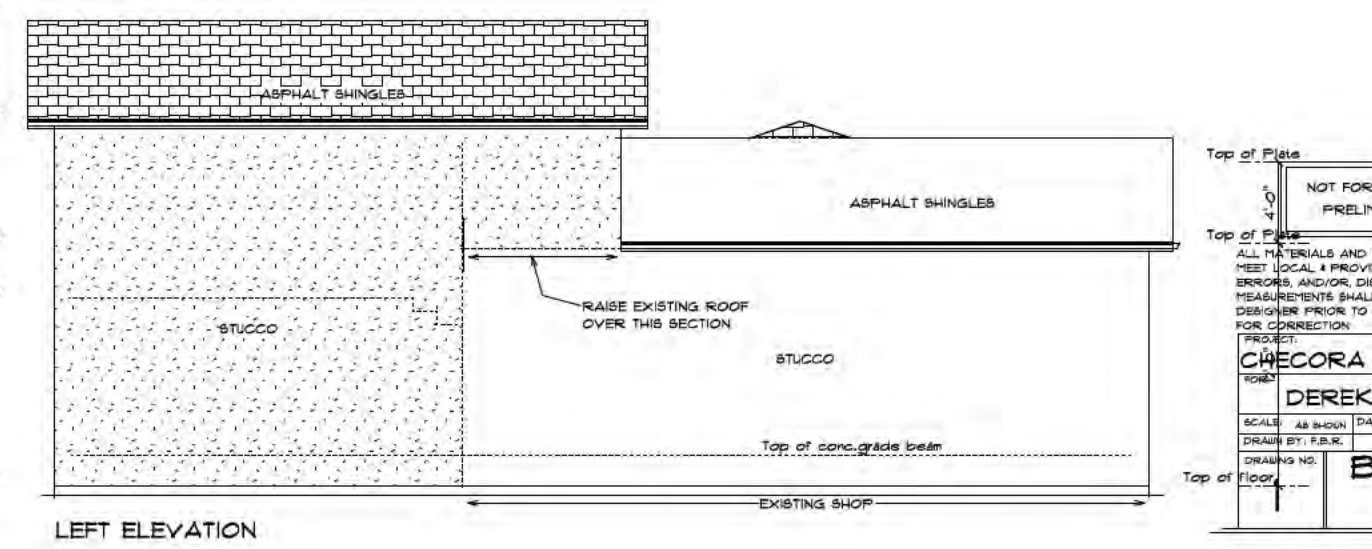
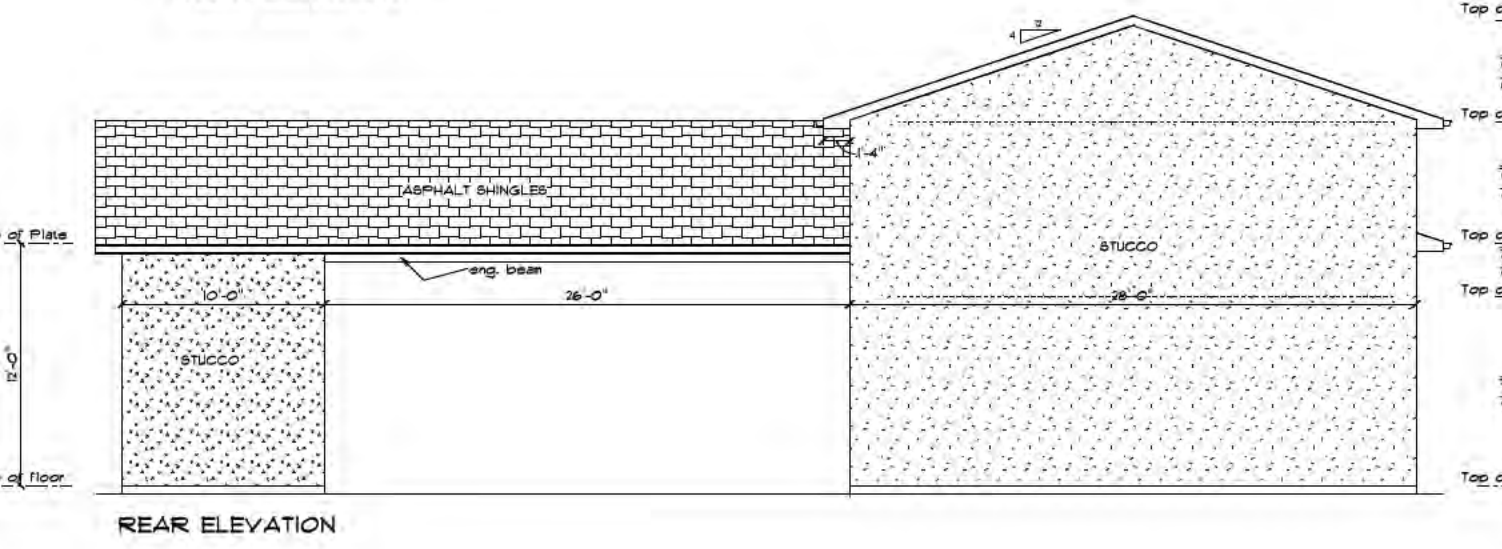
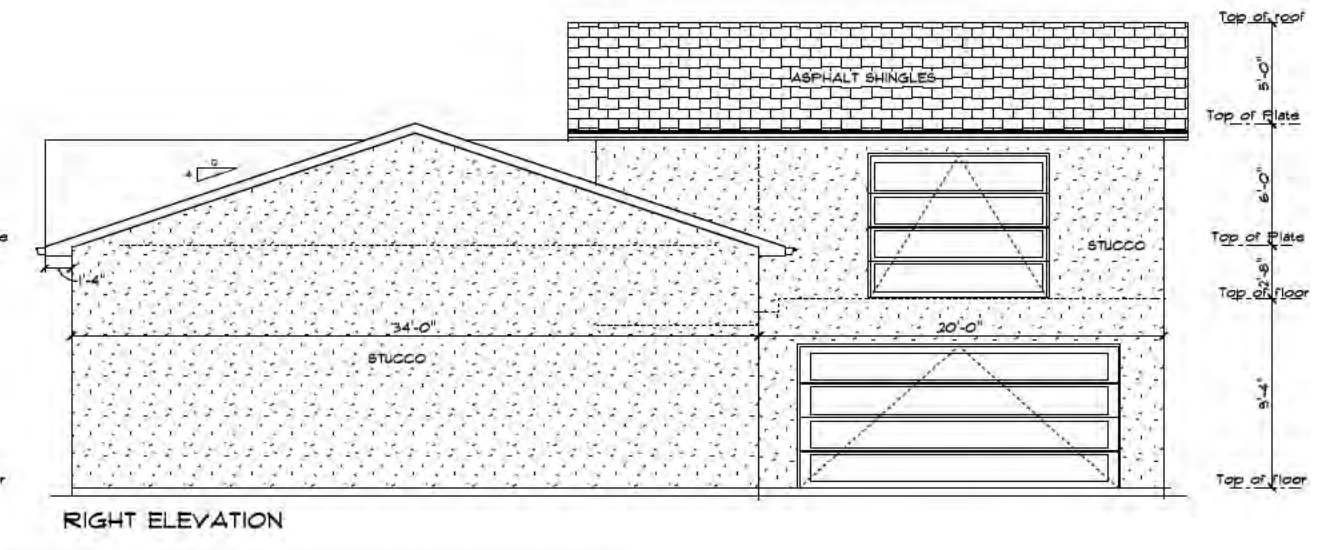
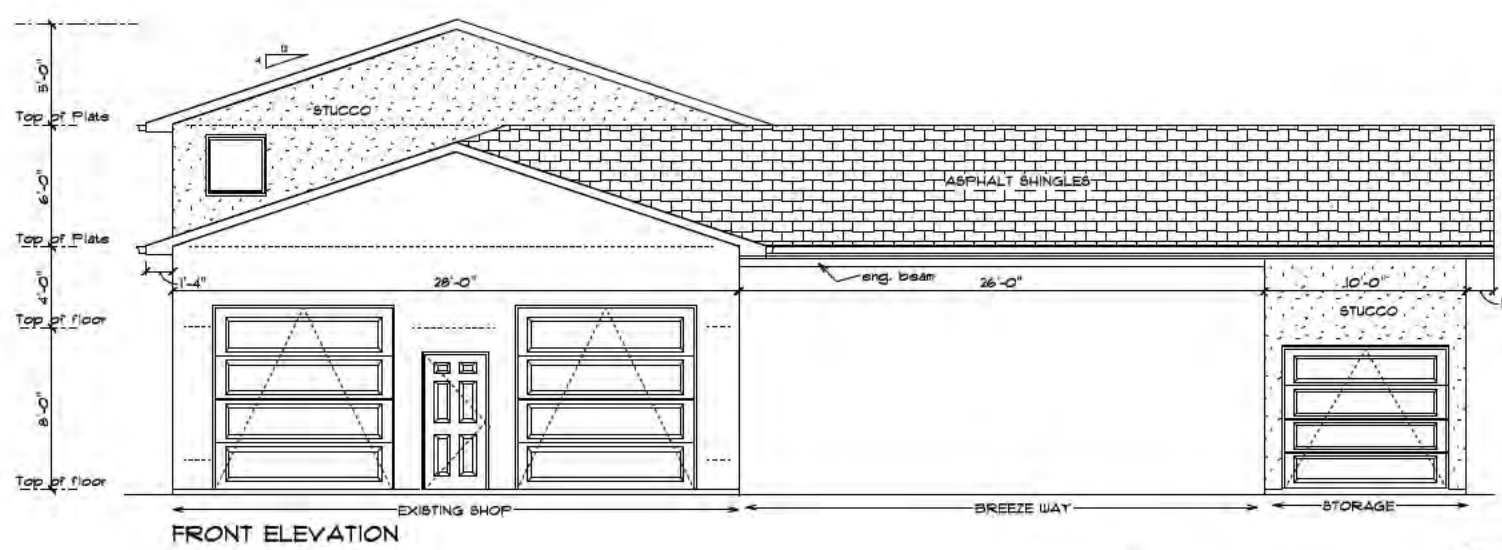
STURGEON COUNTY
REFUSED
Williams
 AUTHORIZED SIGNATURE
 305305-22-D0047 Mar 8/22
 DATE

PRELIMINARY

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS, AND/OR, DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION

PROJECT: CHECORA CAR PORT		
FOR: DEREK CHECORA		
SCALE: AS SHOWN	DATE: 30 NOV. 21	ISSUE:
DRAWN BY: F.B.R.	REV.	
DRAWING NO. 2	B D L	RR #1 STONY PLAIN PH. 963-3088

*1 54513 RG. RD. 251
 (RAVINE DRIVE)
 STURGEN COUNTY



NOT FOR CONSTRUCTION
PRELIMINARY PLAN

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS, AND/OR DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION.

PROJECT:
CHECORA CAR PORT

FORN:
DEREK CHECORA

SCALE: AS SHOWN DATE: 30 NOV. 21 886JL

DRAWN BY: F.B.R. REV:

DRAWING NO. **B D L** RR #1 STONY PLAIN PH. 963-3058

STURGEON COUNTY
REFUSED
C. Williams
AUTHORIZED SIGNATURE
305305-22-D0047 Mar 8/22
DATE



Planning and Development
 9613-100 Street
 Morinville, AB T8R 1L9
 Toll Free 1-866-939-9303
 Phone (780)-939-8275
 Fax (780)-939-2076
 Email PandD@sturgeoncounty.ca

For Office Use
 Development Permit: 305305-22-D0047
 Date Received: 04 March 2022
 Received By: DC

VARIANCE REQUEST APPLICATION

This form is required along with a completed development permit application for a proposed or existing development that requires a variance. All applicable information including the proposed variance shall be shown on the site plan. All variance requests are considered **discretionary** and will be processed as per Sturgeon County's Land Use Bylaw 1385/17.

VARIANCE DESCRIPTION

WHAT IS A VARIANCE? A variance means a relaxation to the regulations of the Land Use Bylaw.
 Please indicate what Land Use Bylaw regulation(s) you are seeking to vary. Describe and indicate on the site plan.
 12.1.4 - Minimum side yard and Minimum rear yard setback

JUSTIFICATION

What is the reason why the regulation cannot be adhered to? What are the unique circumstances of your property that warrants a variance?
 Due to the positioning of the cistern and septic field development of the project on the north side of the garage is not feasible.

MITIGATION

How have you considered revising the project to **eliminate/reduce** the variance request?
 The project would not be feasible or useful without the variance.

What measures will be applied to **minimize the potential impact** of the proposed variance on adjacent property owners?
 Have spoken with the neighbors and they do not have any concerns with with project. The project is to help keep the property in a neat and orderly fashion and will provide a storage location for vehicles etc.

APPLICANT AUTHORIZATION Severed in line with Section 17 of the FOIP Act

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.
 I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act. R.S.A. 2000., c.M-26.

Signature of Authorized Applicant(s) _____ Date 2022/03/04

Signature of Landowner _____ Date March 3/2022
March 4/2022

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Fee \$ 100.00 Receipt # 202200988 Paid by: Cash / Cheque / Debit / **VISA** / Mastercard

M/C or Visa Number [REDACTED] Expiry Date [REDACTED]
 Name (as it appears on card) Derek Checora Authorized Signature: [REDACTED]

FOR OFFICE USE ONLY

Land Use Bylaw Section	Requested Variance	Variance Percentage
12.1.4	2.53m	84.3%

Land Use District R1

Roll# 2861001

Approving Authority as per Section 2.8.6 of the Land Use Bylaw

Development Officer

Municipal Planning Commission

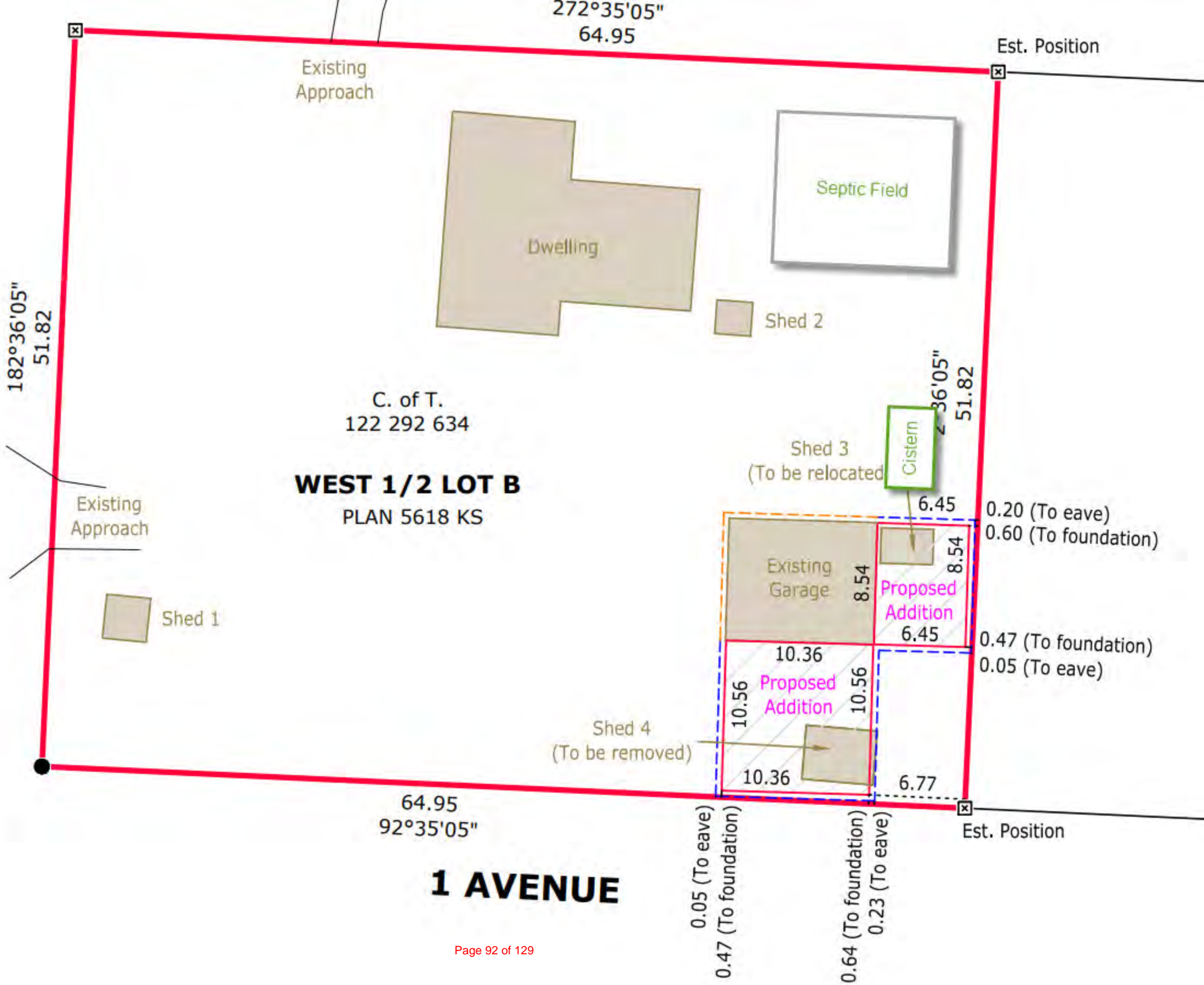
Notes

As per section 2.8.6 the requested variance shall be refused by the Development Authority.

APPLICATION FEES ARE NON-REFUNDABLE

The personal information provided will be used to process the Variance application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939.4321.

STARKEY ROAD
Range Rd. 251



PLANNING AND DEVELOPMENT SERVICES REPORT



FILE INFORMATION:	
Subdivision & Dev. Appeal Board File:	STU-022-003
Development Permit File:	305305-22-D0047
Legal Land Description of Property:	Lot B; Plan 5618KS
Relative Location:	Green Acres Subdivision
Appellant:	Checora, Derek
Landowner:	Checora, Derek & Livingstone, Marci
Description of Appeal:	Appealing the Decision of the Development Authority, Refusal to Construct a Side and Rear Addition to Existing Detached Garage
Land Use Bylaw District:	R1 – Country Residential District
Tax Roll Number:	2861001

PART I – BACKGROUND:

1. An application to construct a side carport with storage area and rear two-storey addition to an existing detached garage was received on March 4, 2022. The proposed development would provide additional storage for vehicles and equipment related to acreage living (lawnmowers, ATV's, dump trailer). The additions would also help to maintain the property in a neat and orderly fashion as well to keep equipment safe and secure.
2. The total floor area of the detached garage with proposed additions would equal 254m² or 2,736ft².
3. The applicant stated the reason for the requested relaxation or variance to the side and rear yard setback was due to the location of the existing cistern and septic field. The septic field is directly to the north of the existing detached garage and therefore constructing an addition on this side was not feasible.
4. The applicant contacted neighbours and received signatures of support from 2 of the 5 adjacent property owners.
5. The additions as proposed are too close to the side and rear property lines and had to be refused by the Development Authority.

PART II – PROPERTY INFORMATION:

1. The parcel is 0.33ha (0.83ac) in area developed with a single detached dwelling and detached garage.
2. The subject parcel is located within Green Acres subdivision. A number of the lots are developed over an old coal mine. According to the development constraint overlay the proposed addition is not proposed to be constructed over the historical mining area.

PART III – RELEVANT POLICY/LEGISLATION:

Land Use Bylaw 1385/17

SECTION 12.1 R1 – COUNTRY RESIDENTIAL DISTRICT

.4 Development Regulations

Minimum front yard setback	Abutting a local road	12m (39.4ft)
	Abutting collector road	35m (114.8ft)
	Flanking front yard	10m (32.8ft)
Minimum side yard setback	Principal building	6m (19.7ft) or 10% of the parcel width, whichever is lesser, not to be less than 2.5m (8.2ft)
	Accessory building	3m (9.8ft)
Minimum rear yard setback	Principal building	6m (19.7ft)
	Accessory building	3m (9.8ft)
Maximum height	Principal building	12m (39.4ft)
	Accessory building	8m (26.2ft)
Maximum floor area	Accessory building	230m² (2,475.7ft²)
Maximum parcel coverage	15%	

SECTION 2.8 DECISION PROCESS

.6 The Development Authority may issue a variance in accordance with Table 2.1:

2.1: Variances

District	Percentage of variance that may be granted by a Development Officer	Percentage of variance that may be granted by the MPC
R1 – Country Residential	0.1 – 19.9%	20.0 – 40%

PART IV – ANALYSIS:

1. The proposed development meets the Bylaw regulations with respect to parcel coverage and height.
2. The development is not consistent with the maximum floor area for an accessory building. With the proposed additions, the accessory building would total 254m² in floor area which exceeds the maximum floor area of 230m² by 24m². The variance requested would only be 10.4% which could be approved by the Development Authority. Therefore, the request for additional floor area was not considered as part of the refusal.
3. Section 2.8.4(ii) of the Bylaw states, in exercising discretion under subsection 2.8.2, the Development Authority shall consider the general purpose and intent of the district. A variance from the provisions of the Bylaw shall not be granted when the variance will knowingly cause a building not to comply with the Safety Codes Act. In this regard, the Safety Codes Officer reviewed the application and confirmed the building can be constructed 0.47m from the property line if the building construction meets minimum building code requirements. The addition would require additional fire protection to include a layer of 5/8" type x drywall on the interior and non-combustible cladding along the property line adjacent to a residential property (east property line). The carport addition would not require additional drywall and cladding along the south property line it is adjacent to a lane.
4. There are mature trees along the property boundary which provide screening from the neighbouring dwellings. However, construction of the additions may require removal of some of the trees. The applicant contacted the neighbours regarding the proposed development and at the time of this report received support from the property owners to the north and directly

- to the east.
5. The existing septic field limits development to the north of the existing garage. The existing building has a mezzanine at the back and the 2-storey addition would be an extension of this mezzanine.
 6. The proposed additions do not meet the Bylaw requirements with respect to the minimum side and rear yard setback. The variances requested exceed the percentage that may be granted by the Development Authority and therefore had to be refused for the following reasons:
 - a) Pursuant to section 12.1.4 of Land Use Bylaw 1385/17 the minimum side yard setback for an accessory building is 3.0m within the R1 Country Residential District.
Proposed side yard – 0.47m
Variance requested – 2.53m or 84.3%
 - b) Pursuant to section 12.1.4 of Land Use Bylaw 1385/17 the minimum rear yard for an accessory building is 3.0m within the R1 Country Residential District.
Proposed rear yard – 0.47m
Variance requested – 2.53m or 84.3%
 - c) Pursuant to section 2.8.6(b) of Land Use Bylaw 1385/17 states variances for the districts in excess than what is prescribed shall be refused by the Development Authority. The maximum percentage of variance that may be granted by the Development Authority in the R1 – Country Residential District is 40%. The requested variances of 84.3% exceed the maximum percentage that may be granted.

PART V – CONCLUSIONS:

1. The application had to be refused by the Development Authority in accordance with sections 12.1.4 of the Bylaw related to the side and rear yard setbacks and section 2.8.6 related to variance powers.

Should the Board choose to approve the development as proposed, the following conditions are recommended:

1. The proposed side and rear addition to the existing detached garage is approved to be constructed in accordance with the stamped approved site plan and construction drawings.
Approved side and rear yard setback - 0.47m
Required side and rear yard setback – 3.0m
Variance Granted – 2.53m or 84.3%
2. Prior to any construction occurring on site, a separate building permit shall be obtained and approved. An accessory building that is to be constructed less than 2.4m (7.9ft) from a parcel line shall be subject to additional fire protection to the satisfaction of the County's contracted Safety Codes inspection service provider and in accordance with the Safety Codes Act.
3. The detached garage with side carport/storage and rear 2-storey addition shall not exceed 254m² (2,736ft²) in floor area and 7m (23ft) in height.
Maximum floor area is 230m² (2,475ft²)
Variance Granted - 24m² (258ft²) or 10%
4. The accessory building with new additions shall not be used as a dwelling.
5. The maximum parcel coverage shall not exceed 15%.
6. The accessory building shall not be used for purposes related to the operation of any commercial business and shall be used for personal use only.
7. The quality of the exterior treatment and design of the accessory building shall be compatible with other buildings in the vicinity. The exterior finish of the accessory building shall be completed within two years of the date of issuance of the development permit.
8. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. If the drainage of this development

is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.

9. Exterior storage of good and materials associated with this approval shall be kept in a clean and orderly manner at all times and shall be screened from roads and adjacent residential uses to the satisfaction of the Development Authority. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work. A garbage receptacle shall be placed on site during the construction stage and be removed upon completion.
10. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority.

Advisory Notes:

1. **Please be advised an approved building permit is required prior to any construction occurring on site. Construction occurring prior to the issuance of a building permit is subject to a double fee penalty.**
2. Separate electrical, plumbing or gas permits are to be obtained as required.
3. Please contact Alberta 1 Call at 1-800-242-3447 for utility locates at least two days prior to the commencement of construction. The development cannot encroach into or over a utility easement or right of way.
4. It is the responsibility of the developer to ensure that the applicant/landowner complies with any federal or provincial laws/legislation and that any required permits are obtained. All development will comply and be consistent with any license, permit, approval, authorization, regulation, or directive established by the Alberta Energy Regulator and Alberta Environment. The applicant/landowner must also comply with the conditions of any easement or covenant which affects the development.

Prepared by: *CWilliams*
Carla Williams, Development Officer

Reviewed by: **Tyler McNab** Digitally signed by Tyler McNab
Date: 2022.03.16 12:13:55 -06'00'
Tyler McNab, Program Lead Development and Safety Codes



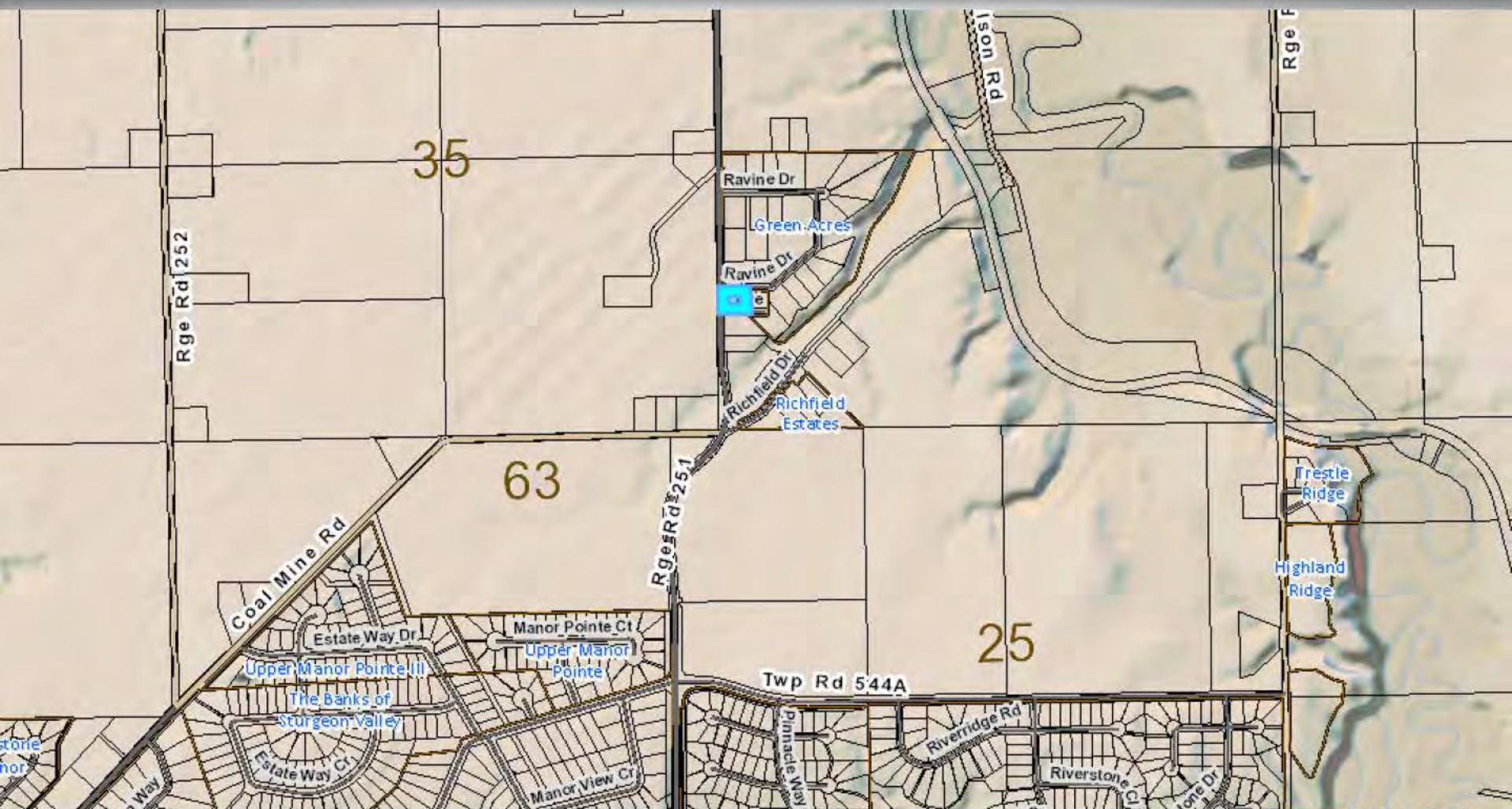
Subdivision & Development Appeal Board

Hearing Date: March 29th, 2022

Regarding: SDAB File No. 022-STU-003

Presented by: Carla Williams, Development Officer

Site Location (Local Context)



Site Location (Immediate Context)



R1 – Country Residential District
0.83 acres SDD and Detached Garage

Page 100 of 129

Background

SITE PLAN SHOWING

C. of T. 122 292 634, LOT B, PLAN 5618 KS (WEST 1/2)

STURGEON COUNTY, ALBERTA

STURGEON COUNTY

REFUSED

Chilham

AUTHORIZED SIGNATURE
305305-22-00047

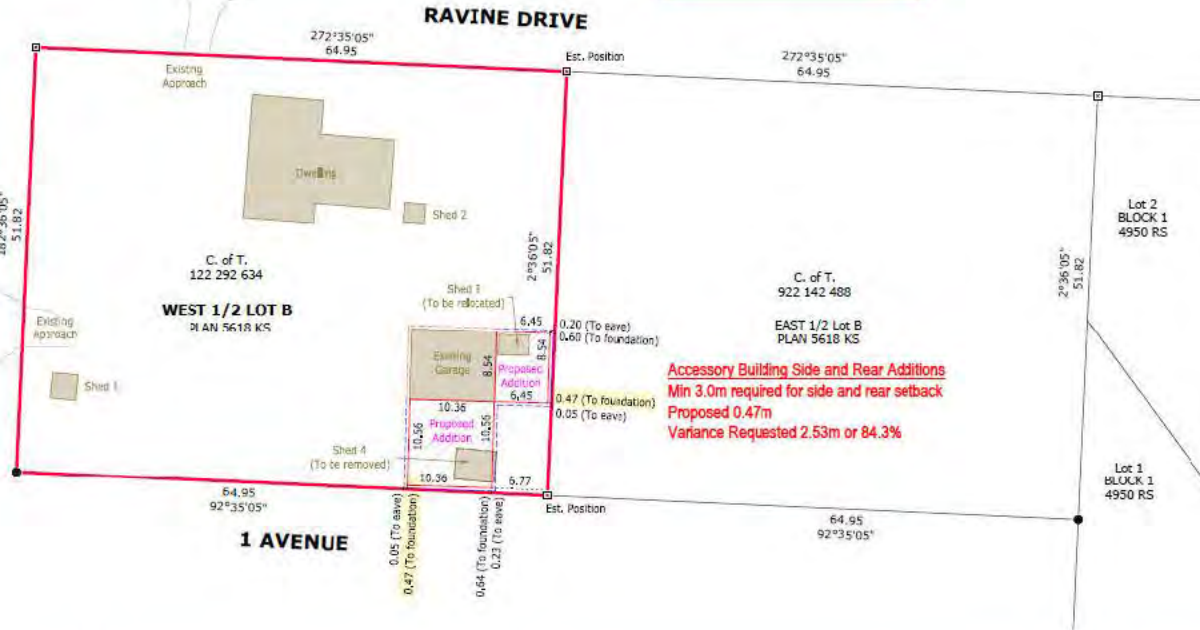
Mar 8/22

DATE

Prepared for:
Derek Checora



STARKEY ROAD
Range Rd. 251



EXISTING Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
Shed 4: 19.1 m²

Total: 341.7 m²

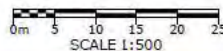
Lot Area: 3365.5 m²
Coverage: 10.2 %

PROPOSED Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
New Additions: 164.4 m²

Total: 487.0 m²

Lot Area: 3365.5 m²
Coverage: 14.5 %



Bearings are grid, referred to the Central Meridian of UTM,
(111°West) and derived from GNSS observations.

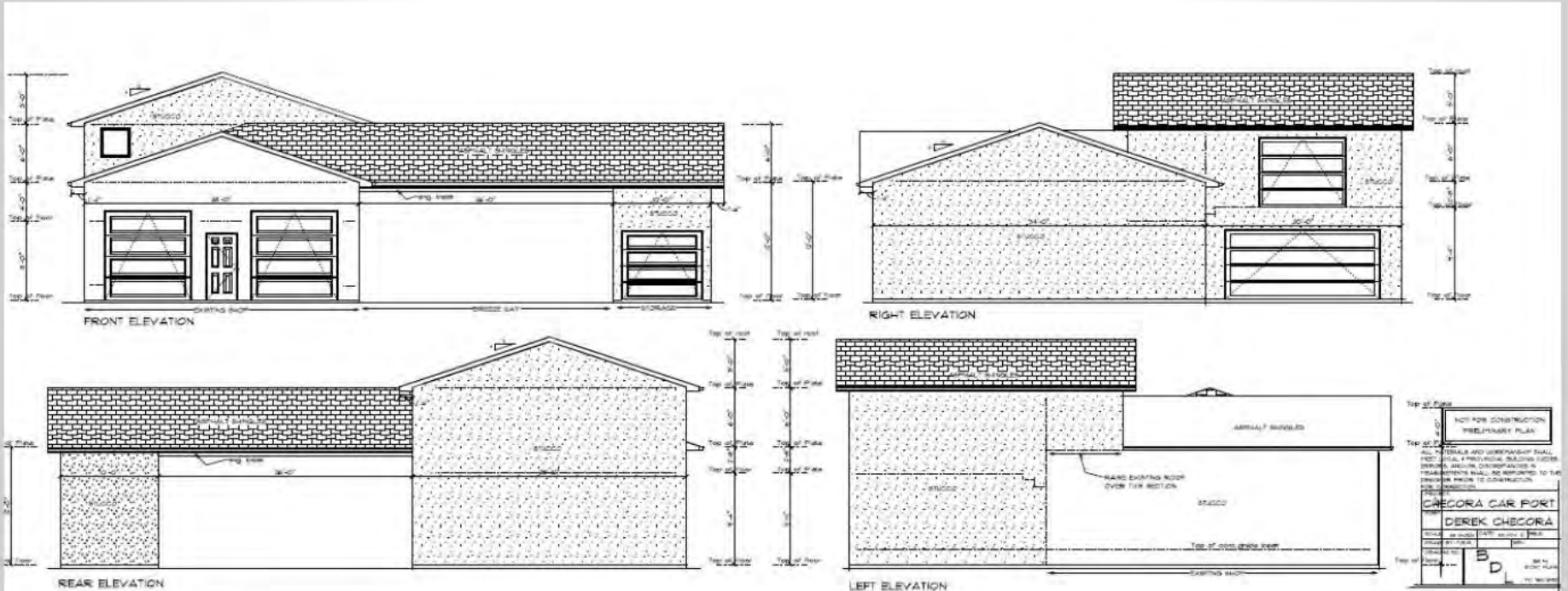
Distances are in metres and decimals thereof

Combined scale factor used = 0.999850



Job No.: 2241109	Date: February 19, 2022
PC: MM - CAD: BL - CK: MM	Dwg Name: 2241109-SITE
Revision: Issued	Sheet: 1 of 1
	Rev: 0

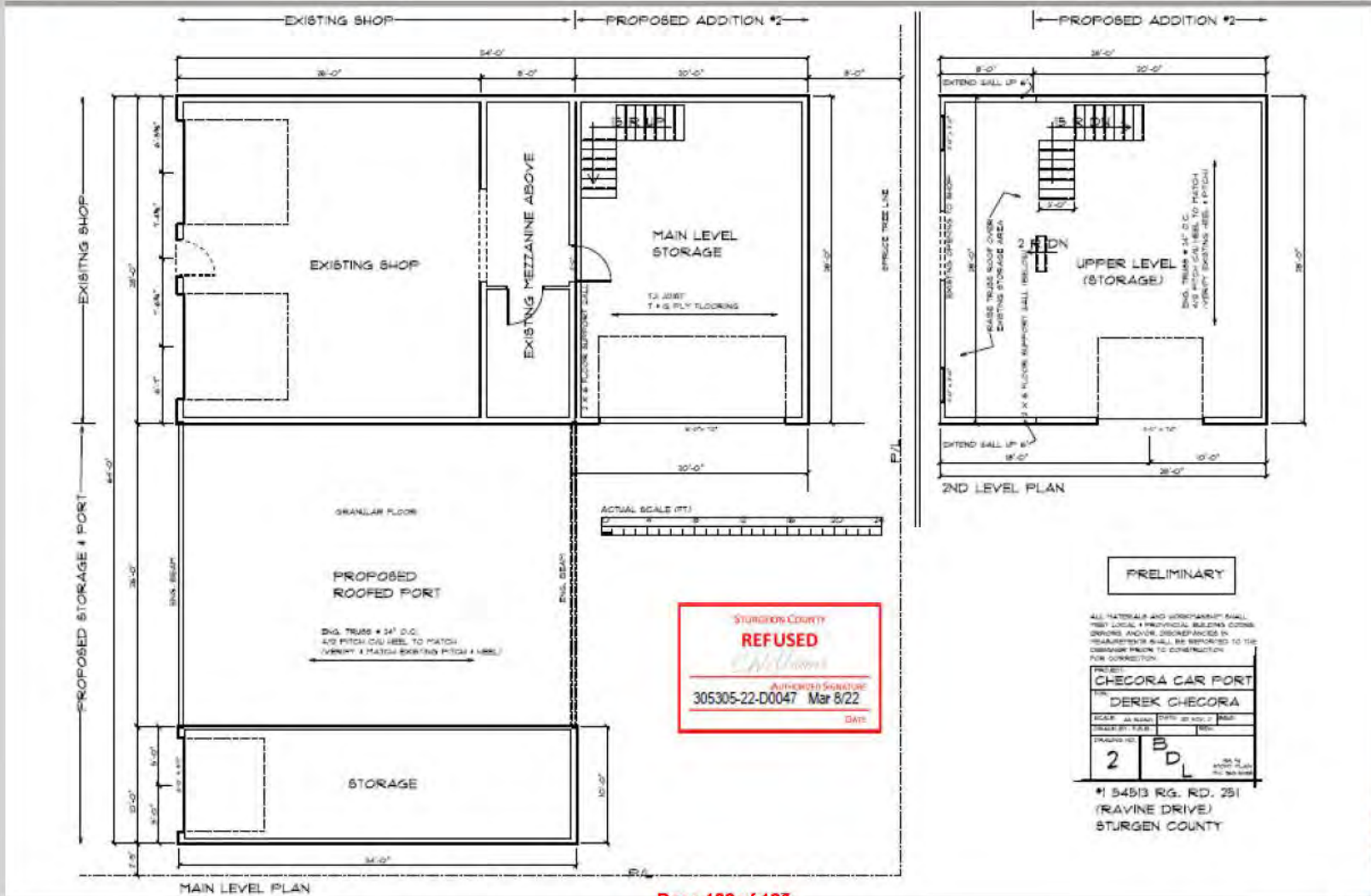
Background



STURGEON COUNTY
REFUSED
C. Williams
AUTHORIZED SIGNATURE
305305-22-D0047 Mar 8/22
DATE

Elevations
Height 23 feet or 7.0m

Background



Summary of Relevant Regulation

Land Use Bylaw 1385/17

Section 12.1.4 R1 Country Residential District

Minimum Side and Rear Yard Setback 3.0m

- Proposed 0.47m
- Variance Requested 2.53m or 84.3%

Maximum Floor Area 230m² (2,475ft²) Proposed 254m² (2,736ft²) variance of 10%

Maximum Height 8m (26.2ft)

Maximum Parcel Coverage 15%

Section 2.8.6(b) Variances Development Authority May Grant

- R1 District – maximum 40%

Analysis



Conclusion

1. The proposed side and rear addition to the existing detached garage is approved to be constructed in accordance with the stamped approved site plan and construction drawings.
 - **Approved side and rear yard setback - 0.47m**
 - **Required side and rear yard setback – 3.0m**
 - **Variance Granted – 2.53m or 84.3%**
2. Prior to any construction occurring on site, a separate building permit shall be obtained and approved. An accessory building that is to be constructed less than 2.4m (7.9ft) from a parcel line shall be subject to additional fire protection to the satisfaction of the County's contracted Safety Codes inspection service provider and in accordance with the Safety Codes Act.
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 - **Maximum floor area is 230m² (2,475ft²)**
 - **Variance Granted - 24m² (258ft²) or 10%**
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9. Exterior storage of goods and materials associated with this approval shall be kept in a clean and orderly manner at all times and shall be screened from roads and adjacent residential uses to the satisfaction of the Development Authority. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work. A garbage receptacle shall be placed on site during the construction stage and be removed upon completion.
10. If the development authorized by this permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the permit approval ceases and the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Approving Authority.

**APPELLANT
SUBMISSIONS
RECEIVED**

March 3, 2022

Derek Checora & Marci Livingstone
1 Ravine Drive
Sturgeon County, AB T8T 0A7

Hello Neighbor,

I would like to build a carport and a garage extension onto the existing garage located at 1 Ravine Drive. For the project to be viable I would need to build the foundation of the structures within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line. These setbacks are less than the Sturgeon County Land Use Bylaw allows and as such I will be applying for a variance to complete this project.

I have attached copies of the plans for your review and would ask that you support my request for a variance by acknowledging that you have reviewed and initialed the attached plans and that you do not have any concerns with the proposed developments.

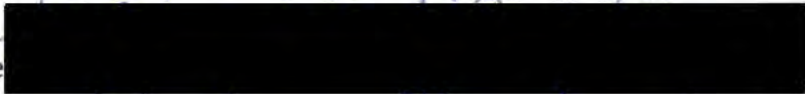
Thank-you for your consideration,

Derek Checora

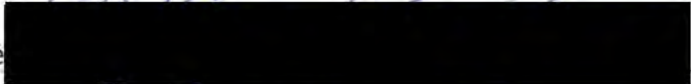
The undersigned acknowledges the following:

- 1- (I / we) have reviewed and initialed each page of this document.
- 2- (I / we) are aware of the proposed setbacks within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line from the foundation of the proposed structures.
- 3- (I / we) do not have any concerns with the proposed project and support the variance request.

Name: NORMAN PROSKIW

Signature: 

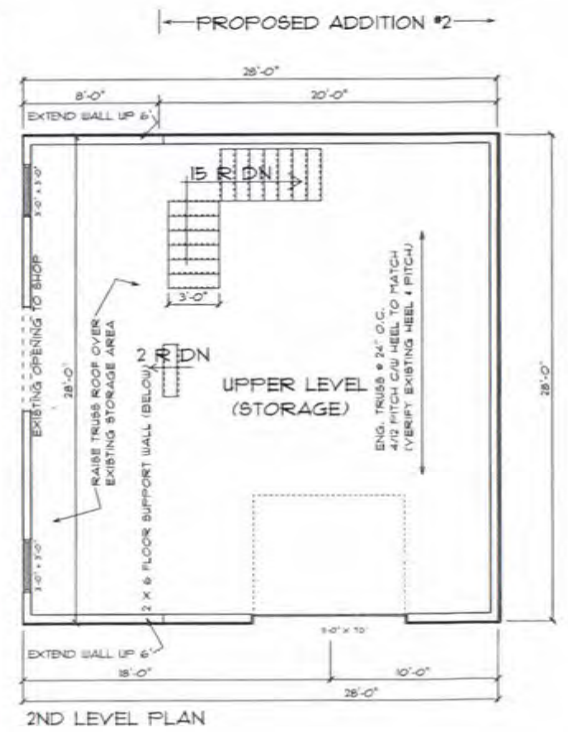
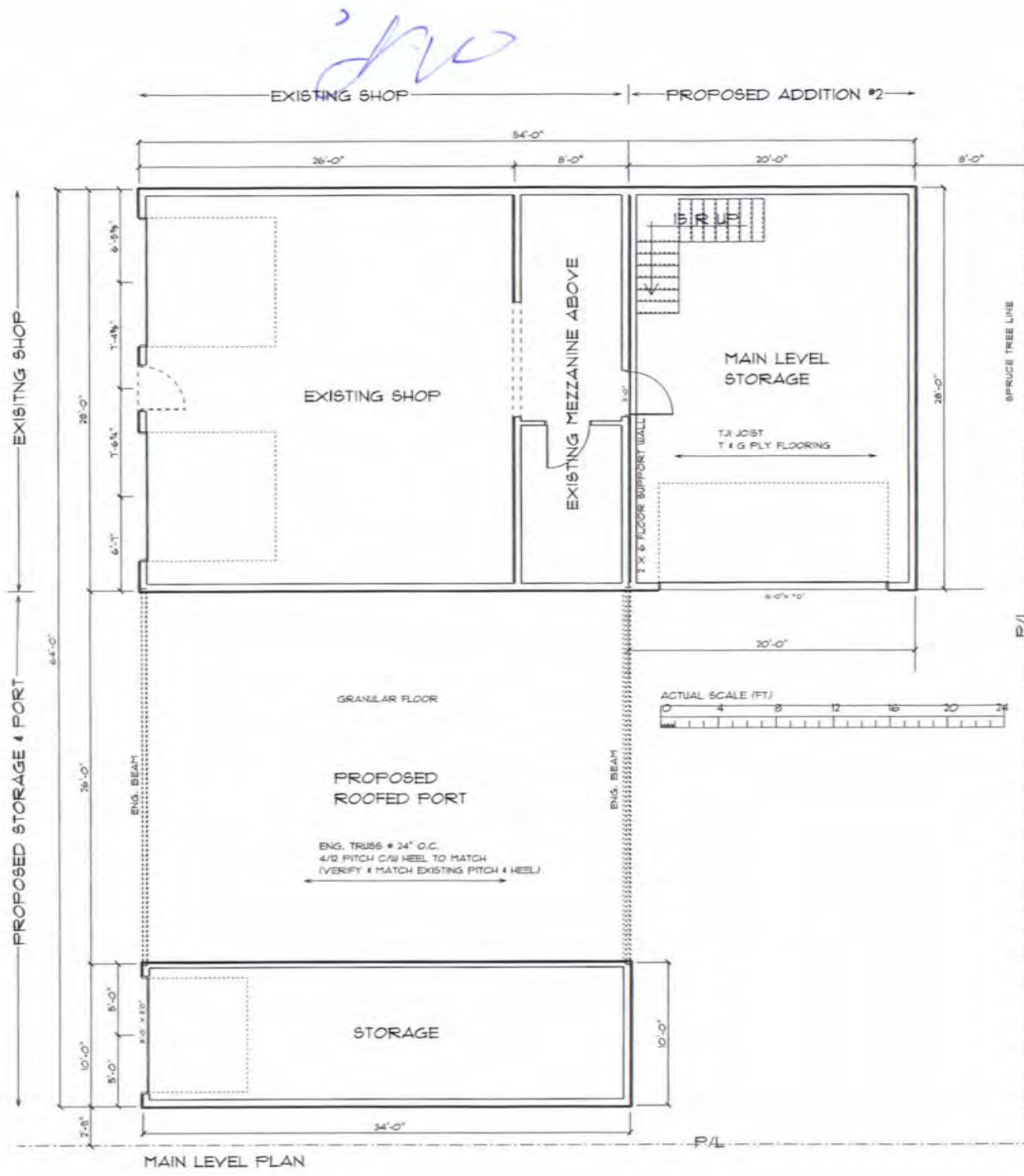
Name: Theresa Proskiw Severed in line with Section 17 of the FOIP Act

Signature: 

Address: 3 24513 RR 251

S Sturgeon County, Ab. T8T0A7

Date: March 3/22.



PRELIMINARY

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS, AND/OR, DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION.

PROJECT	
CHECORA CAR PORT	
FOR	
DEREK CHECORA	
SCALE: AS SHOWN	DATE: 30 NOV. 7
DRAWN BY: F.S.R.	REV.
DRAWING NO.	REV.
2	B D L
ISS. #4 STORY PLAN PL. 360-2088	

#1 54513 RG. RD. 251
(RAVINE DRIVE)
STURGEN COUNTY

122 292 634

EST 1/2 LOT B

PLAN 5618 KS

2° 5'

Shed 3
(To be relocated)

6.45

0.20 (To eave)
0.60 (To foundation)

Existing
Garage

8.54



Proposed
Addition

6.45

8.54

0.47 (To foundation)
0.05 (To eave)

Proposed
Addition

10.36

10.56

10.56

Shed 4
(To be removed)

10.36

6.77

64.95
92°35'05"

1 AVENUE

0.05 (To eave)
0.47 (To foundation)

0.64 (To foundation)
0.23 (To eave)

Est. Position

March 3, 2022

Derek Checora & Marci Livingstone
1 Ravine Drive
Sturgeon County, AB T8T 0A7

Hello Neighbor,

I would like to build a carport and a garage extension onto the existing garage located at 1 Ravine Drive. For the project to be viable I would need to build the foundation of the structures within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line. These setbacks are less than the Sturgeon County Land Use Bylaw allows and as such I will be applying for a variance to complete this project.

I have attached copies of the plans for your review and would ask that you support my request for a variance by acknowledging that you have reviewed and initialed the attached plans and that you do not have any concerns with the proposed developments.

Thank-you for your consideration,

Derek Checora

The undersigned acknowledges the following:

- 1- (I / we) have reviewed and initialed each page of this document.
- 2- (I / we) are aware of the proposed setbacks within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line from the foundation of the proposed structures.
- 3- (I / we) do not have any concerns with the proposed project and support the variance request.

Name: Ron Swirid while this project does not impact

Signature: me I will leave it up to the discretion of the county.

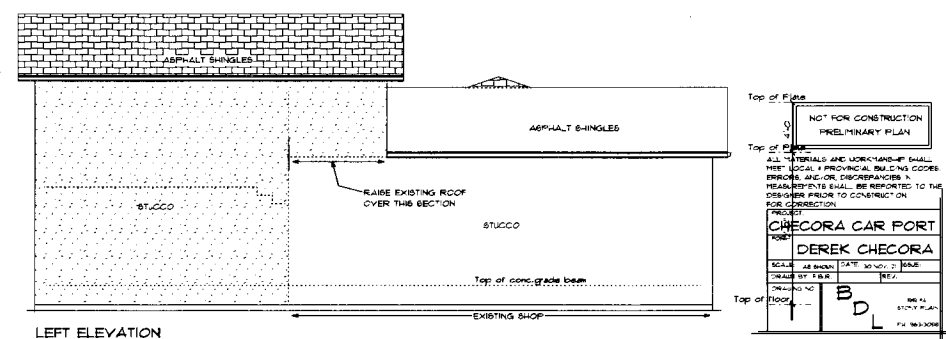
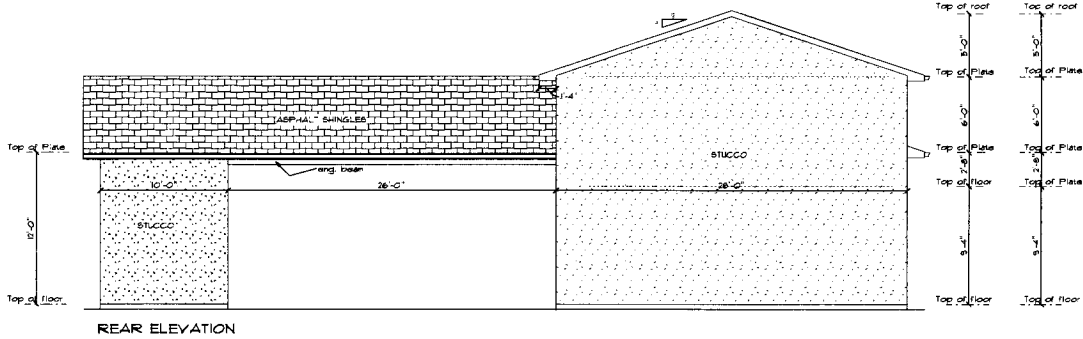
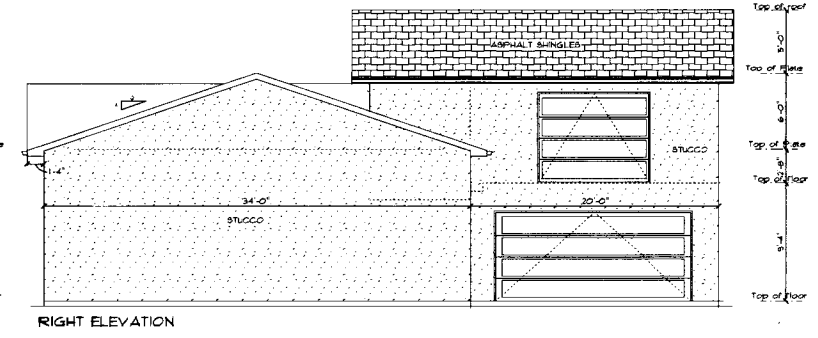
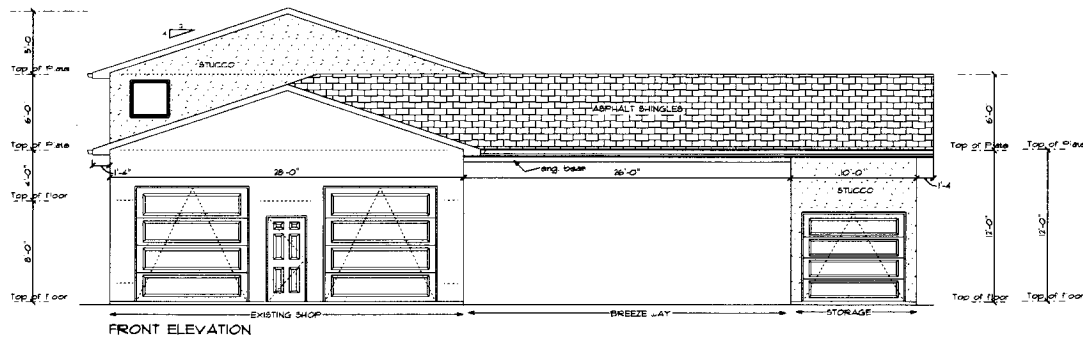
Name: _____

Signature:  Severed in line with Section 17 of the FOIP Act

Address: 10-54507 Rge Rd 251

Sturgeon County AB T8T 0A7

Date: March 23, 2022.



NO FOR CONSTRUCTION
PRELIMINARY PLAN

ALL MATERIALS AND WORKMANSHIP SHALL
MEET LOCAL PROVINCIAL BUILDING CODES
PERMITS AND/OR INSPECTIONS &
HEADERS SHALL BE REPORTED TO THE
DESIGNER PRIOR TO CONSTRUCTION
FOR CORRECTION.

PROJECT: **CHECORA CAR PORT**

DATE: **2014.07.01**

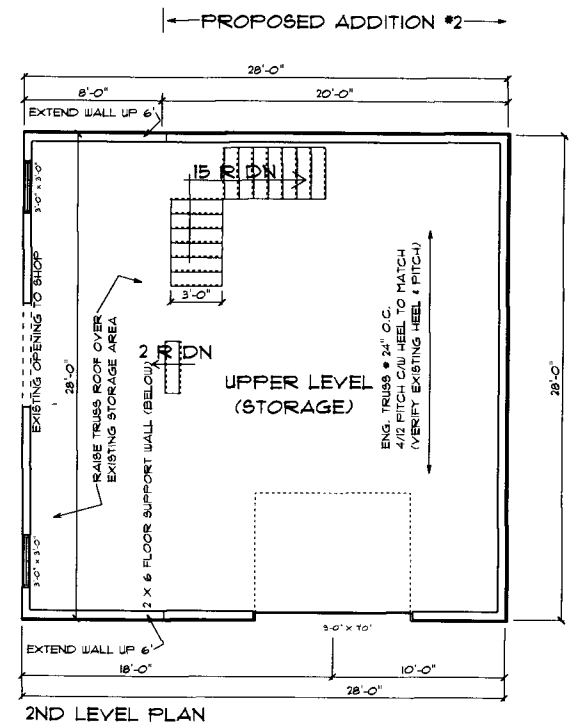
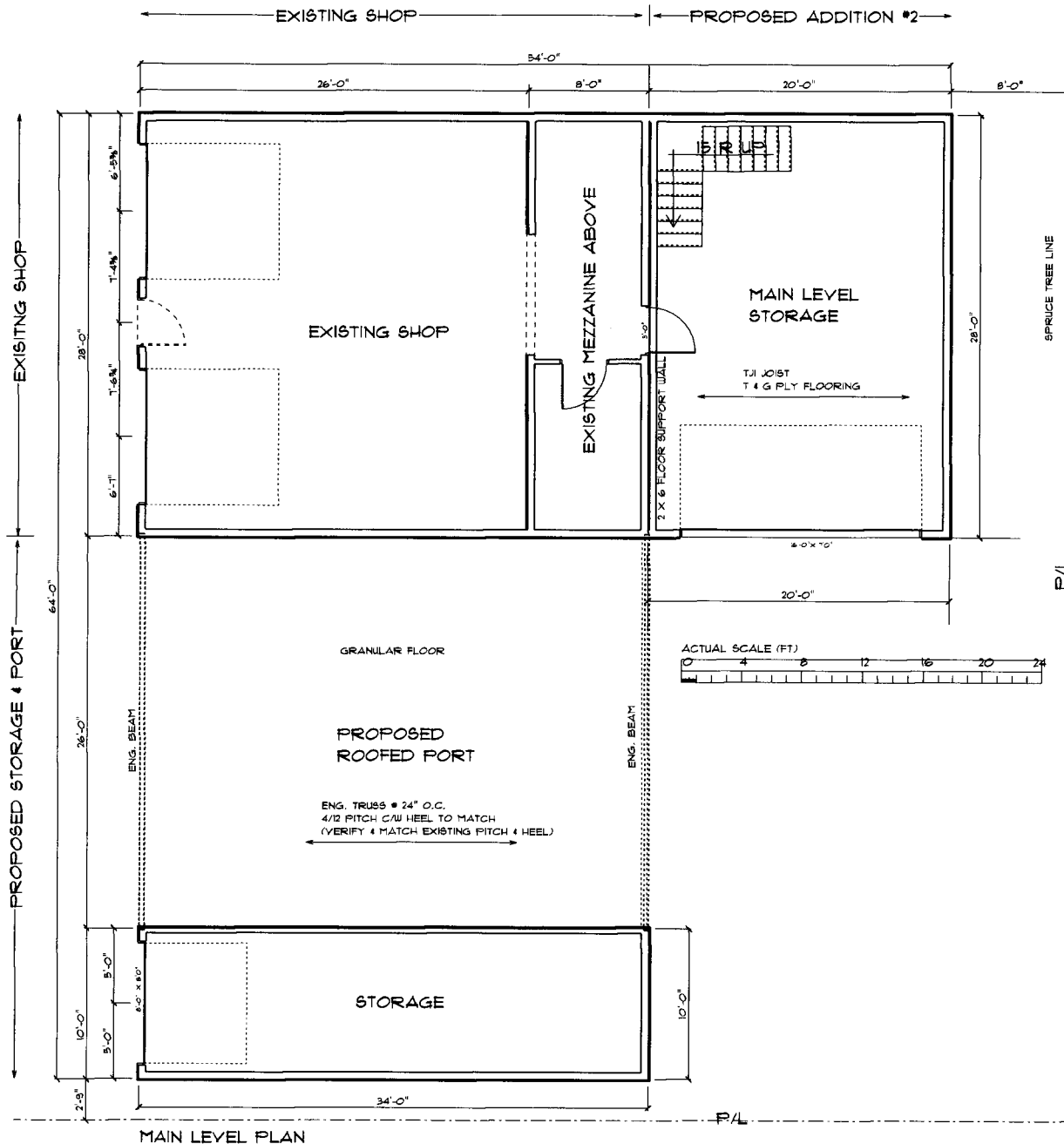
SCALE: **AS SHOWN**

DRAWN BY: **TJR**

REV: **B, D, L**

DATE: **2014.07.01**

FILE: **100-3008**



PRELIMINARY

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS AND/OR DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION

PROJECT			
CHECORA CAR PORT			
FOR			
DEREK CHECORA			
SCALE: AS SHOWN	DATE: 30 NOV. 2	SEAL	
DRAWN BY: E.B.R.	REV.		
DRAWING NO.	REV.		
2	B D L		
RR 14 STONY PLAIN PH. 963-0088			

#1 54513 RG. RD. 251
(RAVINE DRIVE)
STURGEN COUNTY

SITE PLAN SHOWING

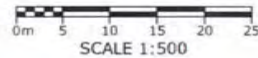
C. of T. 122 292 634, LOT B, PLAN 5618 KS (WEST 1/2)

STURGEON COUNTY, ALBERTA

Prepared for:
Derek Checora



EXISTING Site Coverage:	PROPOSED Site Coverage:
Dwelling: 208.3 m ²	Dwelling: 208.3 m ²
Garage: 89.6 m ²	Garage: 89.6 m ²
Shed 1: 9.5 m ²	Shed 1: 9.5 m ²
Shed 2: 6.0 m ²	Shed 2: 6.0 m ²
Shed 3: 9.2 m ²	Shed 3: 9.2 m ²
Shed 4: 19.1 m ²	New Additions: 164.4 m ²
Total: 341.7 m²	Total: 487.0 m²
Lot Area: 3365.5 m ²	Lot Area: 3365.5 m ²
Coverage: 10.2 %	Coverage: 14.5 %



Bearings are grid, referred to the Central Meridian of UTM, (111°West) and derived from GNSS observations.

Distances are in metres and decimals thereof

Combined scale factor used = 0.999850

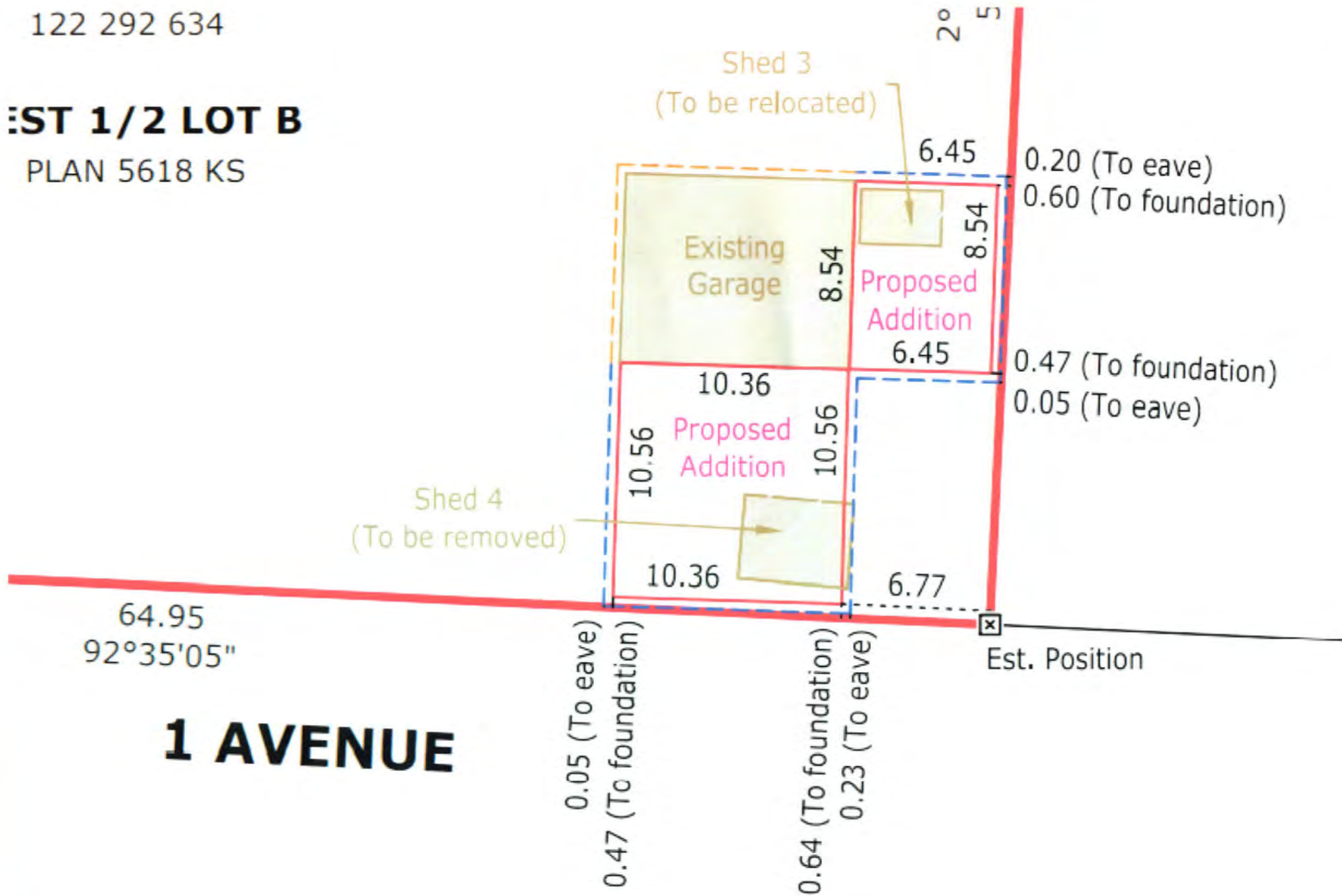


Job No.: 2241109	Date: February 19, 2022
PC: MM - CAD: BL - CK: MM	Dwg Name: 2241109-SITE
Revision: Issued	Sheet: 1 of 1
	Rev: 0

122 292 634

EST 1/2 LOT B

PLAN 5618 KS



March 3, 2022

Derek Checora & Marci Livingstone
1 Ravine Drive
Sturgeon County, AB T8T 0A7

Hello Neighbor,

I would like to build a carport and a garage extension onto the existing garage located at 1 Ravine Drive. For the project to be viable I would need to build the foundation of the structures within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line. These setbacks are less than the Sturgeon County Land Use Bylaw allows and as such I will be applying for a variance to complete this project.

I have attached copies of the plans for your review and would ask that you support my request for a variance by acknowledging that you have reviewed and initialed the attached plans and that you do not have any concerns with the proposed developments.

Thank-you for your consideration,

Derek Checora

The undersigned acknowledges the following:

- 1- (I / we) have reviewed and initialed each page of this document.
- 2- (I / we) are aware of the proposed setbacks within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line from the foundation of the proposed structures.
- 3- (I / we) do not have any concerns with the proposed project and support the variance request.

Name: Logan Lawrence

Signature:  Severed in line with Section 17 of the FOIP Act

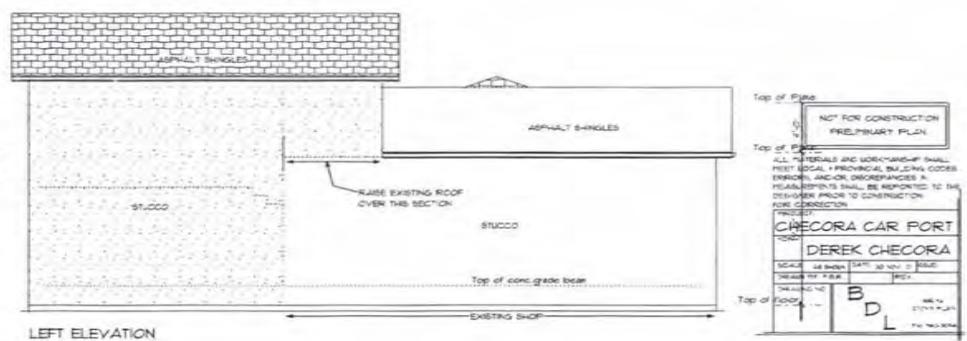
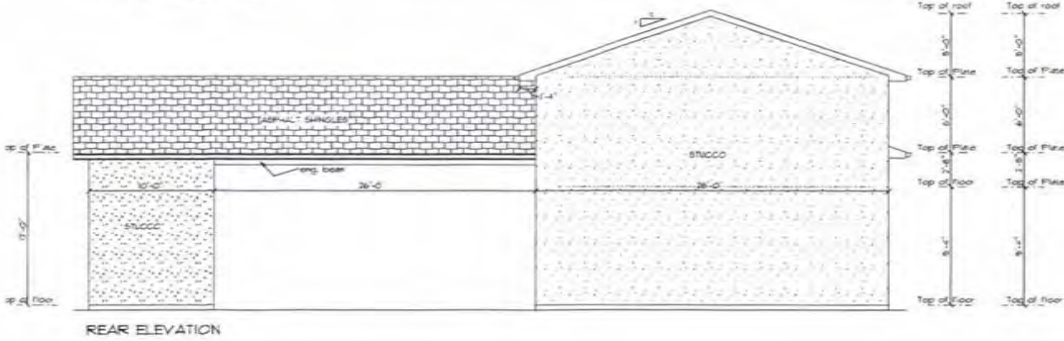
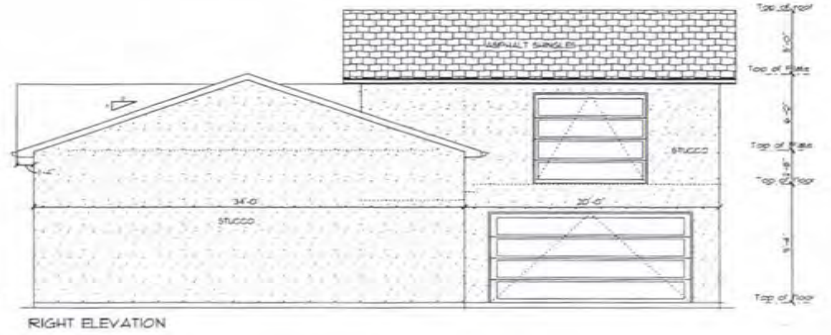
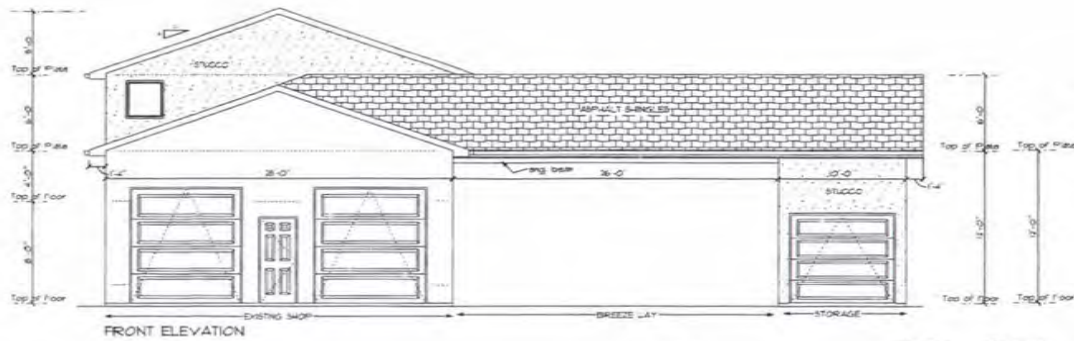
Name: _____

Signature: _____

Address: 2-54513 R.R. 251

Sturgeon County, AB T8T 0A7

Date: March 3, 2022



NOT FOR CONSTRUCTION
PRELIMINARY PLAN

ALL MATERIALS AND WORKMANSHIP SHALL
MEET LOCAL MUNICIPAL BUILDING CODES.
EXCEPTIONS AND/OR DEVIATIONS A
REQUIREMENTS SHALL BE REPORTED TO THE
DESIGNER PRIOR TO CONSTRUCTION
FOR CONSTRUCTION

PROJECT:
CHECORA CAR FORT

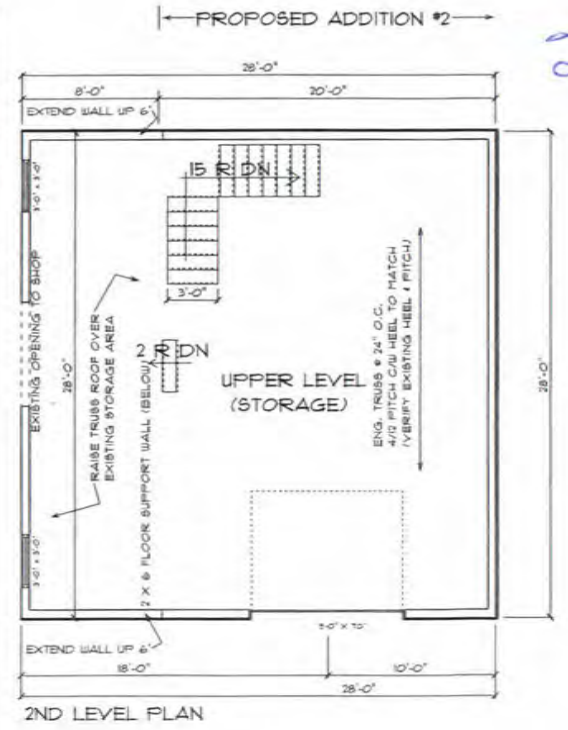
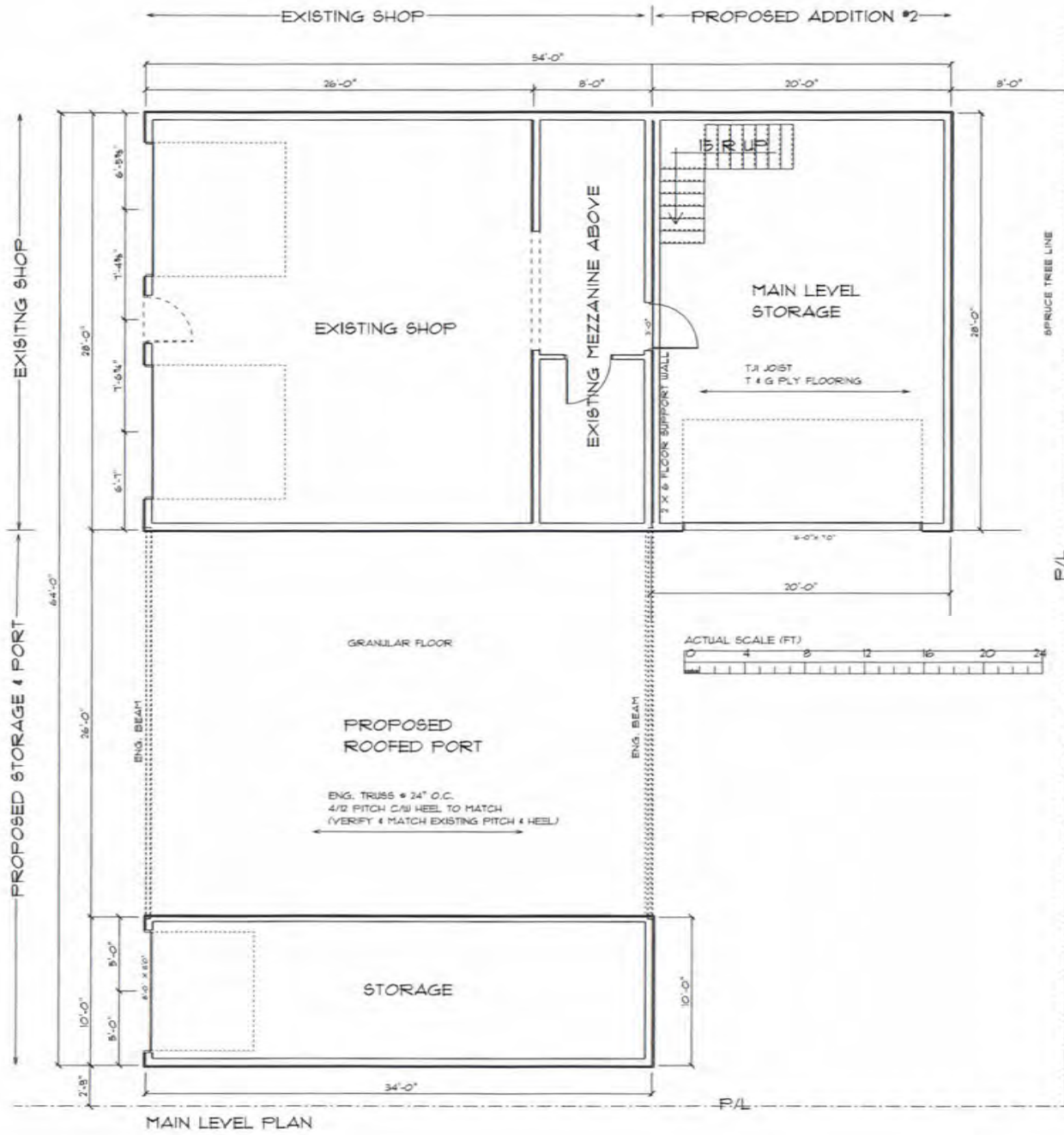
DESIGNER:
DEREK CHECORA

SCALE: AS SHOWN (1/8" = 1'-0")

DRAWING NO: **B D L**

DATE: 11/11/2011

TR



PRELIMINARY

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS, AND/OR DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION.

PROJECT: CHECORA CAR PORT		
FOR: DEREK CHECORA		
SCALE: AS SHOWN	DATE: 30 NOV. 2	SCALE:
DRAWN BY: P.B.K.	REV:	
DRAWING NO: 2	B D L	REV #4 STUDY PLAN PL: 303-3088

#1 54513 RG. RD. 251
 (RAVINE DRIVE)
 STURGEN COUNTY

SITE PLAN SHOWING C. of T. 122 292 634, LOT B, PLAN 5618 KS (WEST 1/2)

STURGEON COUNTY, ALBERTA

Prepared for:
Derek Checora



EXISTING Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
Shed 4: 19.1 m²

Total: 341.7 m²

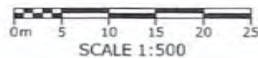
Lot Area: 3365.5 m²
Coverage: 10.2 %

PROPOSED Site Coverage:

Dwelling: 208.3 m²
Garage: 89.6 m²
Shed 1: 9.5 m²
Shed 2: 6.0 m²
Shed 3: 9.2 m²
New Additions: 164.4 m²

Total: 487.0 m²

Lot Area: 3365.5 m²
Coverage: 14.5 %



Bearings are grid, referred to the Central Meridian of UTM, (111°West) and derived from GNSS observations.

Distances are in metres and decimals thereof

Combined scale factor used = 0.999850



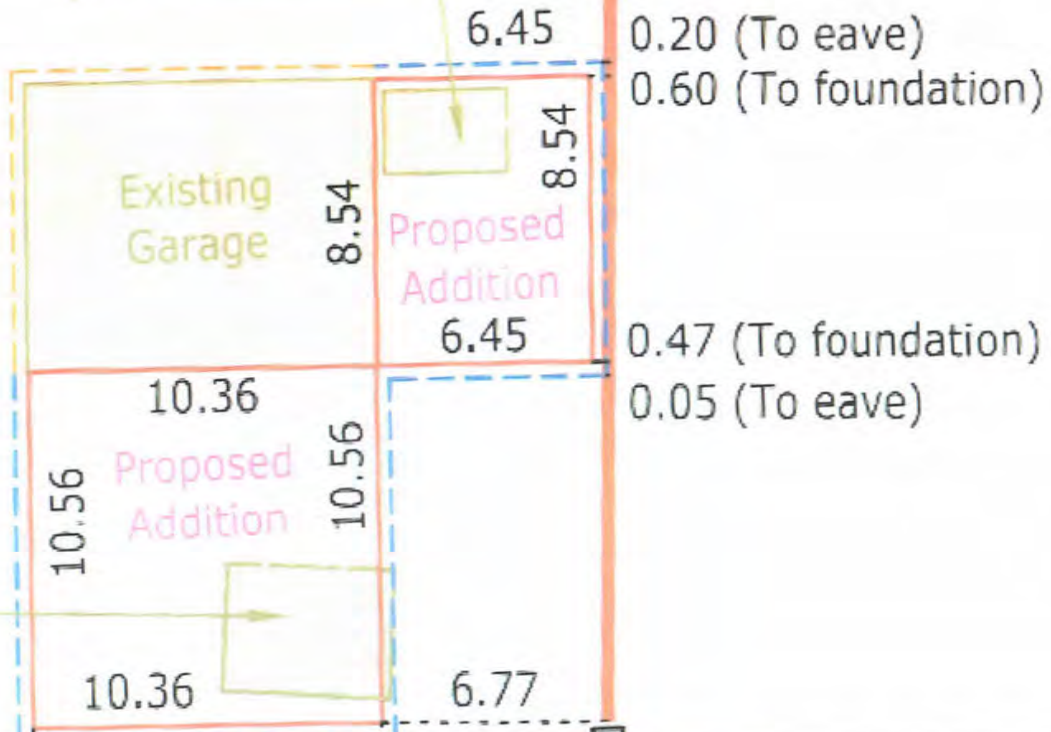
Job No.: 2241109	Date: February 19, 2022
PC: MM - CAD: BL - CK: MM	Dwg Name: 2241109-SITE
Revision: Issued	Sheet: 1 of 1 Rev: 0

122 292 634

WEST 1/2 LOT B
PLAN 5618 KS

2° 5'

Shed 3
(To be relocated)



64.95
92°35'05"

1 AVENUE

Est. Position

78

March 3, 2022

Derek Checora & Marci Livingstone
1 Ravine Drive
Sturgeon County, AB T8T 0A7

Hello Neighbor,

I would like to build a carport and a garage extension onto the existing garage located at 1 Ravine Drive. For the project to be viable I would need to build the foundation of the structures within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line. These setbacks are less than the Sturgeon County Land Use Bylaw allows and as such I will be applying for a variance to complete this project.

I have attached copies of the plans for your review and would ask that you support my request for a variance by acknowledging that you have reviewed and initialed the attached plans and that you do not have any concerns with the proposed developments.

Thank-you for your consideration,

Derek Checora

The undersigned acknowledges the following:

- 1- (I / we) have reviewed and initialed each page of this document.
- 2- (I / we) are aware of the proposed setbacks within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line from the foundation of the proposed structures.
- 3- (I / we) do not have any concerns with the proposed project and support the variance request.

Name:

ABDUL SLEIMAN

Signature:

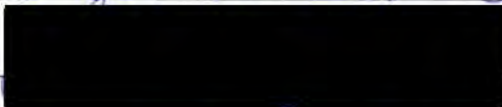


Severed in line with Section 17 of the FOIP Act

Name:

LILA AMERY-SLEIMAN

Signature:



Severed in line with Section 17 of the FOIP Act

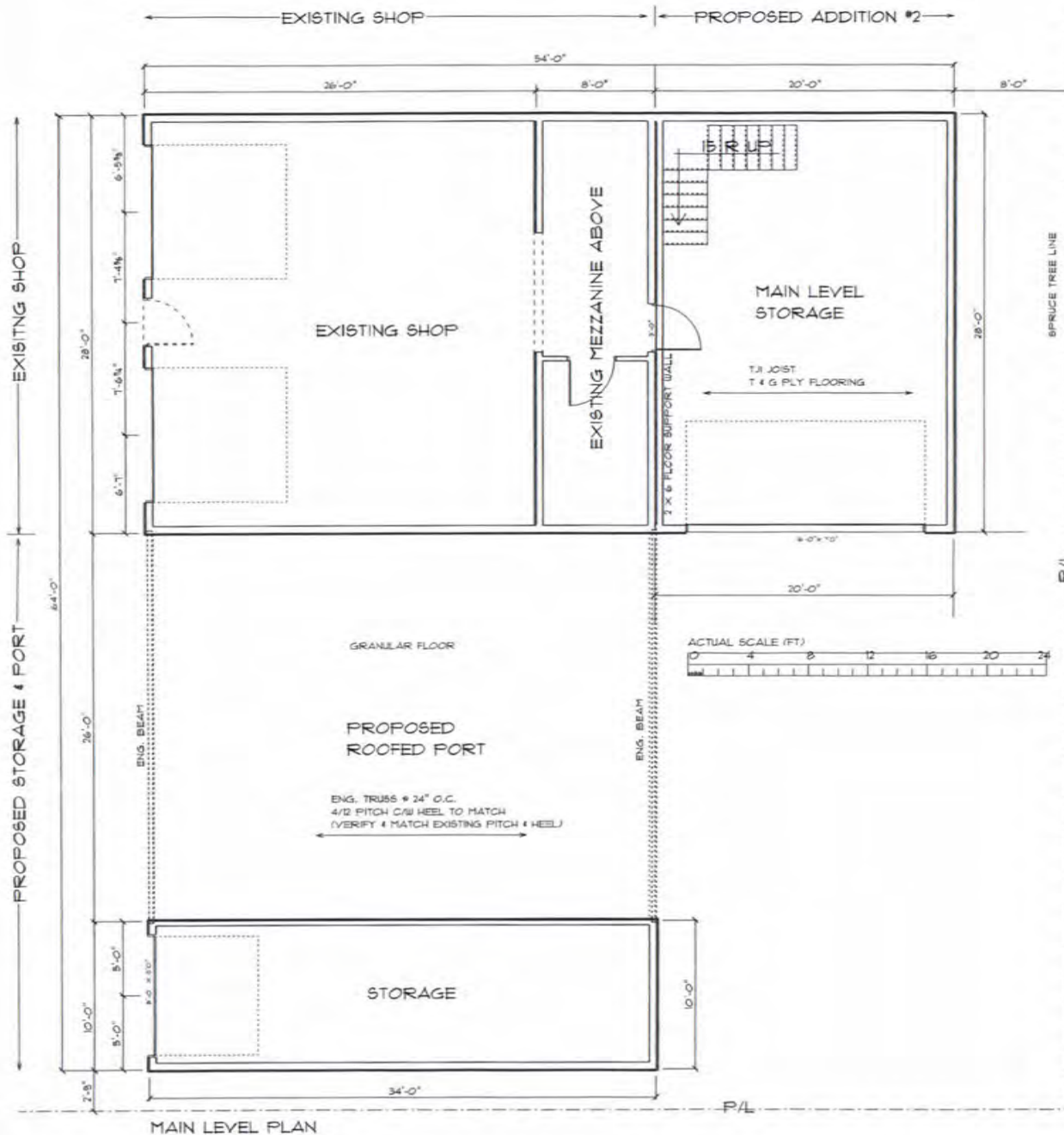
Address:

4-54513 RR 251

STURGEON AB T8T-0A7

Date:

MARCH 03, 2022



PRELIMINARY

ALL MATERIALS AND WORKMANSHIP SHALL MEET LOCAL & PROVINCIAL BUILDING CODES. ERRORS, AND/OR DISCREPANCIES IN MEASUREMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION FOR CORRECTION.

PROJECT:		CHECORA CAR PORT	
FOR:		DEREK CHECORA	
SCALE:	AS SHOWN	DATE:	30 NOV 2 2016
DRAWN BY:	F.B.R.	REV:	
DRAWING NO.	2	REV.	B D L
		NS #4	STAIN PLAN
		PL 363-3088	

#1 54513 RG. RD. 251
(RAVINE DRIVE)
STURGEN COUNTY

[Handwritten signature]
L.A.

122 292 634

2° 5'

11 3

1/2 LOT B

PLAN 5618 KS

Shed 3
(To be relocated)

Shed 4
(To be removed)

Existing
Garage

Proposed
Addition

Proposed
Addition

1 AVENUE

64.95
92°35'05"

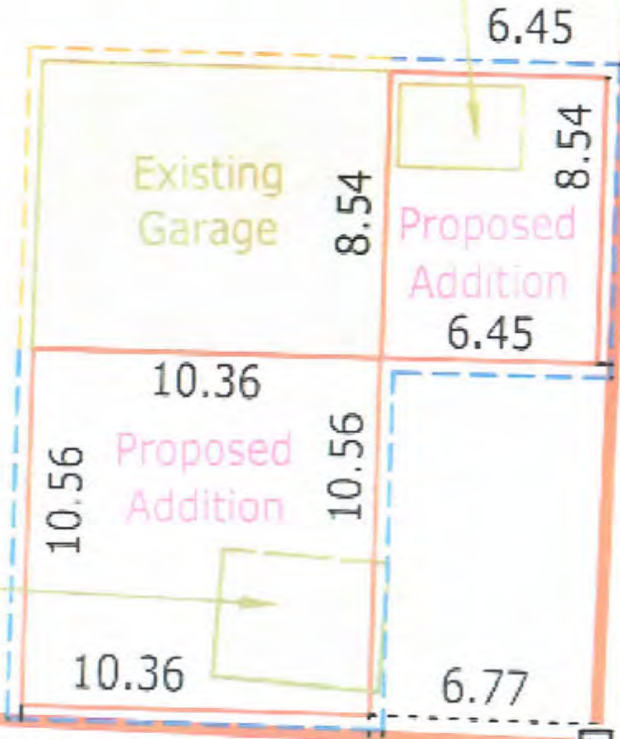
0.05 (To eave)
0.47 (To foundation)

0.64 (To foundation)
0.23 (To eave)

Est. Position

0.20 (To eave)
0.60 (To foundation)

0.47 (To foundation)
0.05 (To eave)



B
L.A.

March 3, 2022

Derek Checora & Marci Livingstone
1 Ravine Drive
Sturgeon County, AB T8T 0A7

Hello Neighbor,

I would like to build a carport and a garage extension onto the existing garage located at 1 Ravine Drive. For the project to be viable I would need to build the foundation of the structures within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line. These setbacks are less than the Sturgeon County Land Use Bylaw allows and as such I will be applying for a variance to complete this project.

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Thank-you for your consideration,

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- 2- (I / we) are aware of the proposed setbacks within approximately 0.47 Meters (1 foot 6 inches) to 0.60 Meters (2 FT) to the property line from the foundation of the proposed structures.
- 3- (I / we) do not have any concerns with the proposed project and support the variance request.

Name: I Alec Yurkew have no problem with the building on ones property.

Signature: 

Name: Severed in line with Section 17 of the FOIP Act

Signature: _____

Address: 554807 Rye Rd 251

Date: March 23 2022

ADJACENT LANDOWNER WRITTEN RESPONSES

*NOTE:

No submissions were received
at the time of publication of the
Agenda