

ZERO TOLERANCE FOR STARTING DEVELOPMENT WITHOUT THE BENEFIT OF A DEVELOPMENT PERMIT

The Municipal Planning Commission at their August 2012 meeting resolved that the Development Officers of the County will strictly enforce the Land Use Bylaw. This means that anyone who intends to undertake a non-agricultural development in the County is required to first obtain a development permit from the County, except as otherwise deemed approved pursuant to s. 16, s. 59.18 and other applicable regulations of the Land Use Bylaw. The County's Fee Bylaw states a penalty of \$1,000 for residential development and \$2,000 for commercial development that are started without the benefit of a development permit.

Ratepayers, the general public, contractors and developers are hereby made aware that **as of November 1, 2012 the Development Authority for the County of Stettler No. 6 has adopted a zero tolerance approach to persons who start construction without the benefit of a development permit.** All relevant penalties required pursuant to the County's Fee Schedule and other actions under the Municipal Government Act (MGA) for such a contravention will be strictly imposed on anyone who fails to obtain a development permit prior to construction start. This information has been made widely available and no exceptions will be made.

Please contact the Planning and Development department when you start planning your development in order to ensure that you obtain the required development permit and other approvals in good time. This could also avoid any unforeseen expenses that you may incur if your idea for your development does not comply with the County's policies and bylaws (e.g. yard setbacks, road upgrades, etcetera), so that you can make the necessary adjustments before you start digging or laying down concrete.

The County does not want to penalize anyone. Rather, we want to work with ratepayers to ensure the proper development approvals are issued in order to comply with municipal, provincial and federal regulations. For further information, please contact the County's Planning & Development Department at 403-742-4441.