



STARTING DEVELOPMENT BEFORE APPROVAL? APPROVAL FIRST, CONSTRUCTION SECOND.

Starting to clear land and build before obtaining development permit approval comes with significant risks. You may be faced with a financial penalty in the form of an additional fee or fine. You could also be required to undo all the work that has been done.

The County of Stettler requires development permit approval for most changes to property. This approval must be given in writing before construction of the development begins. Some forms of development, like agricultural buildings, do not require a development permit approval. These are listed in the Land Use Bylaw under the heading "Development Deemed Approved."

The County's Fee Bylaw includes penalties for developments that are started before a development permit application has been approved. Our policy is to apply these penalties based on a zero-tolerance approach. Our preference is to work with applicants as they plan their project.

Please contact the Planning & Development department when you start planning your development in order to ensure you obtain the required development permit and other approvals in a timely manner. This could also avoid any 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, etc.), so that you can make the necessary adjustments before you start digging or laying down concrete.

For further information, please contact the County's Planning & Development Department at 403-742-4441.