



Transportation

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RECEIVED

JUL 10 2017

Our File: 2511/NW33-55-25-4

July 06, 2017

Mr. Jim Sandmaier  
The Fathers House Christian Fellowship Sturgeon County  
10515 - 100 Avenue  
Morinville, AB T8R 1A2

STURGEON COUNTY

Dear Mr. Sandmaier:

**Re: Roadside Development Permit Approval to Move Existing Church onto Basement w/Services and Operate Church & School Facility, In NW33-55-25-4; West of Highway 2 and South of Highway 642; Sturgeon County**

The attached Roadside Development Permit No. 2511/363/17 is issued under the Highways Development and Protection Regulation authorizing the above noted development. This permit is subject to the conditions shown and should be carefully reviewed.

Issuance of this permit does not excuse violation of any regulation, bylaw or act which may affect the proposed project.

**The Church, Gymnasium and School must operate in accordance with the 2014 TIA, including a maximum of 500 attendees per service. Weekday services are not to occur prior to 9:30 am. There shall be a maximum of 100 students attending the school.**

You are requested to address any concerns with the permit conditions with the undersigned at 780-968-4228.

Yours truly,

A handwritten signature in black ink, appearing to read "Robert Lindsay".

Robert Lindsay  
Development and Planning Technologist

RL/ma

Attachment

c.c.: Development Officer, Sturgeon County

(to be completed by Alberta Transportation)

**ROADSIDE DEVELOPMENT APPLICATION APPROVAL  
FOR DEVELOPMENT NEAR A PROVINCIAL HIGHWAY**

**PERMIT CONDITIONS:** (Note: This permit is subject to the provisions of Section 11-19 inclusive of the Highways Development and Protection Act, Chapter H-8.5 2004, amendments thereto, and Highways Development and Protection Regulation (Alberta Regulation 326/2009) and amendments thereto).

**A. ACCESS CONDITIONS:** (Note: All highway accesses are to be considered temporary. No compensation shall be payable to the applicant or his assigns or successors when the department removes or relocates the temporary access or if highway access is removed and access provided via service road).

1. No direct highway access will be permitted. Access shall be via the local municipal road.

**B. SET BACK CONDITIONS:** (Note: Minimum set backs usually allow for anticipated highway widening and construction of a service road parallel and adjacent to the highway).

1. The proposed Church and School Facility is to be set back 700m from the highway property line.
2. The department accepts no responsibility for noise impact of highway traffic upon any development of occupant thereof.

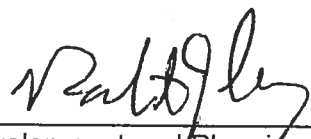
**C. OTHER CONDITIONS:**

1. This permit is issued subject to the approval of Sturgeon County.
2. This permit approves only the development contained herein, and a further application is required for any changes or additions.
3. The department is under no obligation to reissue a permit if the development is not completed before expiry of this permit.
4. The undersigned Development & Planning Technologist (780-968-4228) is to be notified before construction commencement.
5. The applicant shall not place any signs contrary to Alberta Regulation 326/2009.
6. This permit is subject to any additional conditions as may be imposed by the local municipality.
7. The cover letter forms part of this permit.

Permission is hereby granted to **The Fathers House Christian Fellowship Sturgeon County** to carry out the development in accordance with the plans and specifications attached hereto and subject to the conditions shown above.

If the development has not been carried out by the 6<sup>th</sup> day of July, 2018, this permit lapses and the applicant must reapply for a new permit if they wish to proceed.

SIGNED



Title: Development and Planning Technologist  
(for Deputy Minister)

PERMIT NO: 2511/363/17  
FILE NO: 2511/NW33-55-25-4  
DATE: July 06, 2017