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NOTICE OF DECISION - LAND USE BYLAW #1348-24

Development Permit Application # _____

Applicant: _____

Mailing Address: _____

Property Legal Location: _____

Property Rural Address: _____

Land Use District: _____

Description of Development: _____

Permitted Use: _____ Discretionary Use: _____ Variance: _____

The development as proposed in DP # _____ is hereby:

☐ **APPROVED**

☐ **APPROVED** subject to the following conditions:

*see attached Schedule 'A'

☐ **REFUSED** for the following reasons:

*see attached Schedule 'A'

☐ A Development Permit has been issued in accordance with this notice but shall not be valid until **twenty-one (21) days** after the date of this Notice of Decision.

Date: _____

Signed: _____

Development Authority

THIS DOES NOT CONSTITUTE A DEVELOPMENT PERMIT

In accordance with the Municipal Government Act (MGA), RSA 2000, Chapter M-26 as amended, the decision concerning this development permit application may be appealed to the Land and Property Rights Tribunal (LPRT) by the applicant or any party considering themselves to be affected by the decision. Please submit your appeal to:

Land and Property Rights Tribunal
2nd Floor, Summerside Business Centre
1229-91 Street SW
Edmonton, AB T6X 1E9
Ph: (780) 427-4864

"SCHEDULE A"

This Schedule "A" forms part of, and is valid only, if attached to the Notice of Decision for Development Permit # 2026-39.

The following conditions apply:

1. That the applicant/owner shall ensure that the development of the proposed Shipping Container is undertaken in conformance with the approved plans and information submitted with this application and the applicable provisions of Land Use Bylaw #1348-24.
2. That the proposed Shipping Container shall not be used as a dwelling or for commercial purposes.
3. That the applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
4. The applicant shall prevent excess soil or debris from being spilled on public roads, lanes and sidewalks, and shall not place soil or any other materials on adjacent lots without permission in writing from adjacent property owners.
5. That any proposed future development, intensification, or change of use of the subject site would require a new development permit application.
6. That failing to conform to the aforementioned conditions would render this permit null and void.

Furthermore, the applicant is advised:

7. That approval of this application does not excuse the applicant from ascertaining and complying with the requirements of other municipal bylaws, easements, environmental reserve easements, covenants, conservation agreements, development agreements, or Provincial or Federal statutes, regulations and/or standards or codes of practice.
8. That this development permit is not valid if it is suspended or cancelled, or if an appeal of the approval is made to the Land and Property Rights Tribunal (LPRT) in accordance with the *Municipal Government Act*, RSA 2000, Chapter M-26 as amended, or if the development that is the subject of the development permit is not commenced within twelve (12) months from the date of the issuance of the development permit or after that time if in the opinion of the Development Authority the development is not carried out with reasonable diligence.

9. That the proposed development may result in a change in the assessment and taxes for the subject property. Please contact Municipal Assessment Services at 780-939-3310 with regards to any questions about assessment.
10. That a separate development permit approval and the necessary safety code permit approvals are required for any proposed future development (i.e. Accessory Building, change in use, etc.). Please contact the County of Minburn Planning Department at 780-632-2082 or planning@minburncounty.ab.ca for further information.