COUNTY OF MINBURN

4909-50 Street | Box 550
Vegreville, AB T9C 1R6
Ph: 780-632-2082
Fax: 780-632-6296
Email: info@minburncounty.ab.ca

DEVELOPMENT PERMIT - LAND USE BYLAW #1348-24

Development Permit Application # 2026-35 is hereby **approved**.

Applicant: Jack and Twila Dary

Mailing Address: _____

Property Legal Location: SE 15-51-9-W4M

Property Rural Address: 51216 Rge Rd 92

Land Use District: Agricultural

Description of Development: Accessory Building - existing 24' x 30' agricultural repair shop

This permit refers only to the development proposed in DP # 2026-35 and is subject to the following conditions:

*****see attached Schedule 'A'

This permit becomes effective on the 1st day of December, 20 26 unless an appeal pursuant to Part 17 of the Municipal Government Act, RSA 2000, Chapter M-26 is lodged within **twenty-one (21) days** of the following date.

Date: November 10, 2026

Signed: [redacted]
Development Authority

THIS IS NOT A BUILDING PERMIT

*If no appeal is received prior to the effective date above the applicant is authorized to proceed with the proposed development only if the required Safety Code Permits have been approved, that the development is undertaken in accordance with the approved application, plans and information, and that any stated conditions are complied with.

In accordance with the Municipal Government Act, RSA 2000, Chapter M-26 as amended, this development permit approval or conditions of approval may be appealed to the Land and Property Rights Tribunal by the applicant or any party considering themselves to be affected by the decision. Please submit your appeal through the online portal at www.alberta.ca/subdivision-appeals or to:

Land and Property Rights Tribunal
2nd Floor, Summerside Business Centre
1229-91 Street SW
Edmonton, AB T6X 1E9
Ph: (780) 427-2444

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"SCHEDULE A"

This Schedule "A" forms part of, and is valid only, if attached to Development Permit # 2026-35.

The following conditions apply:

1. That the applicant/owner shall ensure that the Accessory Building (24' x 30' agricultural repair shop) shall be located and developed in strict conformance with the plans and information submitted with this application and the applicable provisions of Land Use Bylaw #1348-24.

2. That the applicant/owner is responsible for identifying any soil related issues that may affect the building, and if any soil related issues are identified the applicant/owner shall provide to the County in writing the mitigation measures proposed to be used to ensure a safe and structurally sound building site. In this regard, the municipality is not responsible for any flooding and/or erosion on the subject lot.

3. That the Accessory Building shall not be used as a dwelling or for commercial purposes.

4. The applicant/owner acknowledges and agrees that the existing portion of Rge Rd 92 providing access to the subject lands is not constructed or maintained to an all-weather municipal road standard. The applicant/owner further acknowledges and understands that the Municipality is under no obligation to upgrade, construct, or improve Rge Rd 92 to an all-weather standard as a result of this development approval.

5. The applicant/owner agrees that any future upgrades, improvements, or construction required to bring Rge Rd 92 to an all-weather County standard, whether deemed necessary for access, safety, or further development, shall be undertaken solely at the owner's expense. This obligation shall extend to and be binding upon all future owners, successors, and assigns of the subject lands.

6. The applicant/owner shall indemnify and hold harmless the Municipality from any claims, demands, or liabilities arising from the condition, use, or lack of upgrading of Rge Rd 92.

7. That failing to conform to the aforementioned conditions would render this permit null and void.

Furthermore, the applicant is advised:

1. 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.

2. 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.

3. The development may be affected by a permanent, naturally occurring body of water or watercourse. The Province has an interest in the Crown ownership of Provincial waterbodies/or Public Land boundaries in Alberta. **Development or water diversion may <u>not occur</u> in waterbodies including wetlands, watercourses, or Public Lands without prior consultation and approval from Alberta Environment and Protected Areas.** If you have any questions about development on or near water bodies, watercourses, or public land please contact Alberta Environment and Protective Areas prior to undertaking any activity within or near the wetland.

4. That the building should be developed with positive drainage so that any surface water is directed away from the building.

5. That a separate development permit approval and the necessary safety code permit approvals are required for any proposed future development (i.e. Shipping Container, 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.