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 # 2026-31 is hereby **approved**.

Applicant: Brian and Sandra Sokalski

Mailing Address: _____

Property Legal Location: SW 16-53-13-W4M

Property Rural Address: 53213 Rge Rd 134

Land Use District: Agricultural

Description of Development: Single Detached Dwelling - construct a new stick-built dwelling with attached garage and remove the old Manufactured Dwelling (mobile home) once new house has been built.

This permit refers only to the development proposed in DP # 2026-31 and is subject to the following conditions:

*****see attached Schedule 'A'

This permit becomes effective on the 4th 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 13, 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 # 2026-31.

The following conditions apply:

1. That the applicant/owner shall ensure that the proposed Single Detached Dwelling 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 shall remove the existing Manufactured Dwelling to the satisfaction of the Development Authority by April 1, 2029.**

3. That prior to construction the applicant/owner is responsible for identifying any soil related issues that may affect the proposed dwelling, 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.

4. That the proposed dwelling shall be developed with positive drainage and so that any surface water and downspouts are directed away from the building.

5. That prior to commencement of any excavation or construction activities, the applicant/owner shall be responsible for conducting all required utility locating to Utility Safety Partners.

6. 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 Development Permit approval from the County of Minburn does not constitute approval for the construction/placement/removal of the proposed development on the subject lot under the Alberta Safety Codes Act and associated Regulations. In this regard, the necessary Safety Code Permit approvals (which include a Building Permit, Electrical Permit, Gas Permit, Plumbing Permit, and Private Sewage Permit) are required for the**

construction/placement/removal of the subject development. Please contact the Inspections Group at 1-866-554-5048 for all Safety Code Permit applications and inspection inquiries.

3. That the applicant/owner shall ensure that the proposed private sewage disposal system is installed, operated, maintained and/or upgraded in conformance with any required approvals/permits and all applicable legislation. Please contact the Inspections Group at 1-866-554-5048 with regards to any questions regarding the proposed private sewage system.

4. 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.

5. That this 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.

6. That a separate development permit approval and the necessary safety code permit approvals are required for any proposed future development (i.e. Accessory Building, Shipping Container, change in use, etc.). Please contact the County of Minburn Planning Department at 780-632-2082 or planning@minburncounty.ab.ca for further information.