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 # 2026-53 is hereby **approved**.

Applicant: Charles Cook

Mailing Address: _____

Property Legal Location: Lots 19-23, Block 9, Plan 8103S (Ranfurly)

Property Rural Address: 5124 49 Street

Land Use District: General Commercial

Description of Development: Warehouse - change in use from General Retail (rv parts store) to Warehouse (tire storage business). No other changes to the existing approved uses of this building.

This permit refers only to the development proposed in DP # 2026-53 and is subject to the following conditions:

*****see attached Schedule 'A'

This permit becomes effective on the 9th 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 18, 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

C: Landowner

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"SCHEDULE A"

This Schedule "A" forms part of, and is valid only, if attached to Development Permit # 2026-53.

The following conditions apply:

1. That the applicant/owner shall ensure that the development of the proposed change in use from General Retail (RV parts store) to Warehouse (tire storage) 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 there shall be no outside storage detectable past the building on the property.

3. That the applicant shall be financially responsible during development 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 Development Permit approval from the County of Minburn does not constitute approval for the construction/placement of the proposed development on the subject lot under the Alberta Safety Codes Act and associated Regulations. In this regard, the applicable Safety Code Permit approvals (which may include a Building Permit, Electrical Permit, Gas Permit, and Plumbing Permit) are required for the proposed development. Please contact the Inspections Group at 1-866-554-5048 for all Safety Code Permit application and inspection inquiries.**

9. 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.

10. 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.

11. That the business, Chuck Tire, will be listed on the County of Minburn's business directory at www.minburncounty.ab.ca/business-directory. Please advise planning@minburncounty.ab.ca once your website and contact details are active so we can post the listing.

12. 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.