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 # 2026-55 is hereby **approved**.

Applicant: Ron and Shelley Matters

Mailing Address: _____

Property Legal Location: NE 20-50-9-W4M

Property Rural Address: 50322 Rge Rd 94

Land Use District: Agricultural

Description of Development: Accessory Building - existing 40' x 30' personal storage building constructed in 2015

This permit refers only to the development proposed in DP # 2026-55 and is subject to the following conditions:

*****see attached Schedule 'A'

This permit becomes effective on the 15th day of December, 2026 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 24, 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(MGA), RSA 2000, Chapter M-26 as amended, the decision or conditions of approval concerning this development permit application may be appealed to the Intermunicipal Subdivision and Development Appeal Board (ISDAB) by the applicant or any party considering themselves to be affected by the decision.The appeal is limited by Section 685(4)(b) of the MGA. To initiate an appeal a written notice of appeal containing reasons and the fee of $300.00 must be submitted to the Secretary of the ISDAB athttps://www.lamontcounty.ca/governance/boards-committees/isdab within twenty-one (21) days of the date on this Notice of Decision. For further information regarding an appeal please contact the Secretary of the ISDABat legislative@lamontcounty.ca

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"SCHEDULE A"

This Schedule "A" forms part of, and is valid only, if attached to Development Permit # 2026-55.

The following conditions apply:

1. That the applicant/owner shall ensure that the existing Accessory Building (40' x 30' personal storage building) 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.

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

4. That the applicant/owner shall be responsible for conducting all required utility locating to Utility Safety Partners.

5. 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 of the 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) may be required for the construction/placement 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 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.

4. 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.

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. 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.