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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: _____

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 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 at <https://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 ISDAB at legislative@lamontcounty.ca

"SCHEDULE A"

This Schedule "A" forms part of, and is valid only, if attached to the Notice of Decision for Development Permit # 2026-29.

The following conditions apply:

1. That the applicant/owner shall ensure that the development of the Accessory Building (30' x 80' cold storage building used for personal 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 the proposed building shall not be used as a dwelling or for commercial purposes.
3. That the applicant/owner is responsible for identifying any soil related issues that may affect the proposed 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.
4. That any proposed future development, intensification, or change of use of the subject site would require a new development permit application.
5. That failing to conform to the aforementioned conditions would render this permit null and void.

Furthermore, the applicant is advised:

6. 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. **In this regard, the applicant shall receive approval from Alberta Transportation and Economic Corridors.**
7. That this development permit is not valid if it is suspended or cancelled, or if an appeal of the approval is made to the Intermunicipal Subdivision and Development Appeal Board (ISDAB) 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.

8. 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.
9. That the proposed building should be developed with positive drainage so that any surface water is directed away from the building.
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.