

MUNICIPAL DISTRICT OF WAINWRIGHT NO 61
DEVELOPMENT PERMIT



Form 2
(Revised April 17, 2012)

Permit No. **2023.23**

Development involving the construction of a **Single-Family Dwelling on Unit 3, Plan 1026567** in the **SW 1-44-5 W4M,**

Rural Address: **Unit 3 50042 TWP RD 440**

as further described in Application No **2023.23** in the name of **Shane & Ashley Johnston** has been APPROVED, subject to the following conditions:

1. All provincial regulations shall be adhered to. Building, electrical, plumbing and heating, private sewer and gas permits shall be obtained as required. The providers of the Safety Codes Compliance Services within the MD of Wainwright are Superior Safety Codes Inc. or The Inspections Group Inc. The application forms for the Safety Codes Act disciplines that are covered by these agencies can be picked up at the MD of Wainwright Administration Building or they can be downloaded from their websites <https://www.superiorsafetycodes.com> or <https://www.inspectionsgroup.com/>
2. A letter from Clarence Thomas Suely and Dorothy Janet Suley must be provided to the MD of Wainwright stating that the proposed development conforms to the restrictive covenant on title.
3. Construction activities shall follow the guidelines outlined in Bylaw #1475, Clear Lake Area Structure Plan which requires that all private sewage disposal systems must be holding tanks.
4. The side yard setbacks shall be 1.5 meters (5 feet) from property line.
5. The front yard setback shall be 7.5 meters (25 feet) from property line.
6. The rear yard shall be a minimum of 7.5 meters (25 feet) from property line.
7. Alberta Environment regulations shall be adhered to when working near wetlands and water bodies and proper permitting and authorizations shall be obtained.
8. Construction will be in compliance with all Federal and Provincial Government Regulations

You are hereby authorized to proceed with the development specified provided:

- that any stated conditions are complied with:
- that development is in accordance with any approved plans and applications

SHOULD AN APPEAL BE MADE AGAINST THIS DECISION TO THE DEVELOPMENT APPEAL BOARD, THE DEVELOPMENT PERMIT SHALL BE NULL AND VOID.

Date of Decision: July 10, 2023

Date of Issuance of Development Permit: July 10, 2023

Signature of Development Officer _____

NOTE:

1. The issuance of a Development Permit in accordance with the notice of decisions subject to the condition that it does not become effective until 21 days after the date the order, decision or development permit is issued.
2. The following information is provided as required by Section 685(1.1) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended. Any appeal of this decision lies to the **Joint Subdivision and Development Appeal Board** whose address is c/o 717-14th Avenue Wainwright, Alberta T9W 1B3 Attention: SDAB Secretary, and must be given by written notice along with a \$100.00 non-refundable fee within 21 days after notice of the decision is given.
3. A permit issued in accordance with the notice of decision is valid for a period of twelve months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit will be null and void.
4. It is the applicants' responsibility to contact Buffalo Trails School Division regarding the School Division's bussing service details (780-842-6144).