

**MUNICIPAL DISTRICT OF WAINWRIGHT NO 61
DEVELOPMENT PERMIT**



Form 2
(Revised April 17, 2012)

Permit No. **2023.30**

Development involving the construction of an **Agricultural Shop** on **Lot 1, Block 1, Plan 232067248** in the **NW 28-44-6 W4M**,
Rural Address: **444047 HWY 41**

as further described in Application No **2023.30** in the name of **Garry & Judy Miller** 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. There shall be no permanent development within the specified setbacks outlined by Alberta Transportation for development within proximity of a highway or 40 meters (132 feet) from the center of any municipal road allowance.
3. The side yards shall be a minimum of 6.0 meters (20 feet).
4. The rear yard shall be a minimum of 7.5 meters (25 feet).
5. A permit from Alberta Transportation must be obtained prior to any construction taking place.
6. 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: August 9, 2023

Date of Issuance of Development Permit: August 9, 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 **Land and Property Rights Tribunal**, whose address is 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9 (phone 780-427-4864) and must be made within 21 days after notice of 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).