

MUNICIPAL DISTRICT OF WAINWRIGHT NO 61
DEVELOPMENT PERMIT



Form 2
(Revised April 17, 2012)

Permit No. **2024.12**

Development involving the construction of a **Self-Storage Facility, Shouse (Dwelling), and Second Dwelling** in the **SW-30-44-06-W4, Block 7, Plan 2789HW**

as further described in Application No **2024.12** in the name of **Travis Schwab** has been APPROVED with variances, 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. The side yards shall be a minimum of 6.0 meters (20 feet).
3. The rear yards shall be a minimum of 7.5 meters (25 feet).
4. Construction must comply with all Federal and Provincial Government Regulations

Section 9.6.3.b. of the Municipal District of Wainwright No. 61 Land Use Bylaw No. 1695 requires;

- Subject to the minimum parcel size requirement provided in subsection (2) above, the development of a second or additional dwelling on any parcel of land shall be allowed provided that: b. the dwellings are situated such that a subdivision placing the two dwellings on separate parcels could be easily undertaken

Section 12.5.13 of the Municipal District of Wainwright No. 61 Land Use Bylaw No. 1695 requires;

- The front yard shall be a minimum of 40.0 m (131.2 ft) from the centre line of any adjoining road or highway

As your second dwelling shall be moveable, you are granted a VARIANCE to Section 9.6.3.b. of the Municipal District of Wainwright No. 61 Land Use Bylaw No. 1695 and your identified setbacks to the internal road have been reviewed and approved as a VARIANCE to Section 12.5.13.

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: April 8, 2024

Date of Issuance of Development Permit: April 8, 2024

Signature of Development Officer or Designate _____

NOTE:

1. The issuance of a Development Permit in accordance with the notice of decisions is 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).