

MUNICIPAL DISTRICT OF WAINWRIGHT NO 61
DEVELOPMENT PERMIT



Form 2
(Revised April 17, 2012)

Permit No. **2025.45**

Development involving a **Dwelling, Single Detached** in the **NW-11-42-04-W4** as further described in Application No **2025.44** in the name of **Peter & Betty Klasen** 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. Construction must comply with all Federal and Provincial Government Regulations
3. The side yards shall be a minimum of 6 meters (20 feet).
4. The rear yard shall be a minimum of 7.5 meters (25 feet).

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

- The development setback from the centre line of any adjoining road be a minimum of 131.2 ft

Section 9.5.3 of the Municipal District of Wainwright No. 61 Land Use Bylaw No. 1695 requires;

- That no development or shelter belt be located within the illustrated area of the figure defining *Setbacks at Collector and Rural Roads*

Section 9.10.1 of the Municipal District of Wainwright No. 61 Land Use Bylaw No. 1695 requires;

- All dwellings be set back a minimum of 100 m from active or abandoned oil and gas wells

You are granted VARIANCES to Sections 12.5.13 for the setback from the municipal road of 131.2 ft to 68 ft and for section 9.5.3 that the dwelling may be located within the illustrated area between the collector and rural road. Furthermore, a variance has been granted for section 9.10.1 for the setback from an abandoned well to a dwelling from 100 m to 85 m.

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 12, 2025

Date of Issuance of Development Permit: August 12, 2025

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).