



Village of Glenwood
Land Use Bylaw #192-2019
Development Permit

Discretionary

Permit No.: 2026.DP.002
Applicant Permit Holder(s): George Porter
Development Address: 325 – 1 St. N.W. Glenwood, Alberta T0K 2R0
Land Description: Plan 1222AY, Block 13, Lot 5
Mailing Address: [REDACTED] Glenwood, Alberta T0K 2R0
Email Address: [REDACTED]
Phone No.(s): [REDACTED]

Development Description: Site a Moved-in Garage for residential use

This Development Permit is hereby issued subject to the following conditions:

1. Prior to construction or commencement of the development, the developer/landowner shall obtain and comply with all necessary permits required under the Alberta Safety Codes Act, including building, electrical, gas, plumbing and sewage.
2. A copy of all permits required under the Alberta Safety Codes Act shall be filed with the Village Office.
3. The applicant/developer must contact Alberta 1st Call prior to construction to locate any utility lines.
4. There shall be no development within the setbacks provided by Bylaw 192-2024 in accordance with Schedule 2 – Dimensional Standards and Setbacks, as attached.
5. All construction shall comply with the General Development Standards provided in Bylaw 192-2024, Schedule 5, and Residential Development Standards – Schedule 6, as attached.
6. The development must be implemented taking into consideration the landscaping grades of neighbouring lots. All drainage must either be retained on the property or flow to the street, through the implementation of a drainage plan. The developer is responsible for implementing a drainage plan, at their expense to deal with any drainage issues that may arise from this development, a copy of which is provided to the Village of Glenwood.
7. Any refuse generated on the site from the development shall be properly stored on site and removed immediately after the finalization of the development.
8. The developer shall notify the Village of Glenwood in writing as to the date of completion of the development and include copies of all completed permits required under the Alberta Safety Codes Act.
9. This permit indicates that only the development to which it is related is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with any bylaw, law, order, and/or regulation affecting such development.
10. Non-compliance may result in the development permit being rendered void and the development may be subject to a stop order, fine and/or demolition of the development at the developer's expense.
11. The Development Officer, in accordance with Section 645 of the *Municipal Government Act*, shall take such action as is necessary to ensure the conditions of this development permit and the provisions of the land use bylaw are adhered to.

There is a 21-day appeal period whereby affected individuals may appeal either the granting of this permit or conditions placed upon it. Therefore, if no appeal has been made, this permit takes effect on:

April 17, 2026

At that time, you are hereby authorized to proceed with the development specified, provided that:

- a) any stated conditions are complied with;
- b) the development is in accordance with the application and plans as approved, and
- c) that any applicable safety code permits are also acquired.

If such an appeal is made, then this permit shall be null and void.

Signed: _____

Jim Brown, Development Officer

Date: March 27, 2026

TERMS APPLICABLE TO DEVELOPMENT PERMIT

CONDITIONS OF DECISION	The decision on this application applies only to the use and development described in the decision. A separate application is required for the extension or amendment of a development permit, or any other development not included in this application.
APPEALS	This Permit is granted as a <i>Discretionary Use Permit</i> based on the regulations outlined in Land Use Bylaw 192-2019. Therefore, you may appeal this order to the Subdivision and Development Appeal Board according to section 685.2 of the <i>Municipal Government Act</i> (Chapter M-26). If you wish to exercise this right, then written notice of appeal with reasons and the applicable fee must be served to the Secretary of the Subdivision and Development Appeal Board, Village of Glenwood Office, PO Box 1084, 59 Main Avenue, Glenwood, AB, T0K 2R0 within 21 days following the date of issuance of this permit.
PERMIT EXPIRY	A development for which a permit has been issued must be commenced or carried out with reasonable diligence within 12 months from the date of its issuance, and completed within 24 months from the date of its issuance.
PERMIT NOT TRANSFERABLE	A development permit is valid only for the location and project for which it was issued.
PERMIT AUTHORITY	A development permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use Bylaw and in no way relieves or excuses the applicant from complying with the Land Use Bylaw or any other bylaw of the municipality or any applicable provincial or federal legislation.
OTHER PERMITS AND LICENCES	A development permit is not a building permit, plumbing permit, electrical permit, a permit to install underground or above-ground fuel tanks, a permit issued by a Public Health Inspector, or a business license. Other separate permits or licenses may be required by municipal, provincial or federal authorities.

FOR PERMITS, CALL:

PARK ENTERPRISES LTD. at (800) 621-5440

or

SUPERIOR SAFETY CODES INC. (Lethbridge) at (403) 320-0734

or

THE INSPECTIONS GROUP INC. at 1-866-554-5048

or visit [http://www.safetycodes.ab.ca/Public/Pages/Find-Where-to-Get-Perm it.aspx](http://www.safetycodes.ab.ca/Public/Pages/Find-Where-to-Get-Perm%20it.aspx)