

Development Permit

NOTICE OF DECISION - Approved With Conditions

LAND USE BY-LAW No. 19-02

This permit authorizes the development described below subject to any stated conditions.

Development Permit No.: 329329-24-D0056

File No.: 24-056

Applicant: Bradie Anderson

Development Cost: \$10,000.00

Land Use District: R1

Division: 5

Property Location: NW-1-50-2W4M

Proposed Development: Demolition of Existing Structures on Property (Dwelling and Two Accessory Buildings)

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Demolition of Existing Structures on Property (Dwelling and Two Accessory Buildings) on being part of **Q:NW S:1 T:50 R:2 M:W4** (*Civic Addressing: 5510 – 50th Avenue; Blackfoot*) holding the Title #232 259 226 (the “Lands”). All additional or subsequent development, or any change in intensity and/or use of the development will require an additional development permit application be submitted to the County of Vermilion River.
2. The Proposed Development (including construction) shall be carried out in accordance with the approved application and the provisions of the Land Use Bylaw, Land Use District, and applicable Regulations of the County of Vermilion River.
3. This permit shall be invalid should an appeal be made against this decision of the Development Authority. Should the Subdivision and Development Appeal Board approve the issuance of this permit, this permit shall be valid from the date of its decision and in accordance with the conditions of the Subdivision and Development Appeal Board.
4. The developer must satisfy the requirements, if any, made by the Alberta Municipal Affairs — Safety Codes Council, the accredited municipality, or their respective agency(s) with respect to building, electrical, gas, fire, and plumbing permits requirements, in particular, any Act or Regulation pertinent to the development. Other Permits may be required under any pertinent Act and Regulations and the developer is referred to make application with those agencies or organizations. The County has approved Safety Codes Agencies, and the Developer shall make application with one of the agencies.
5. The provisions of all other orders, laws, bylaws, and regulations are adhered to.
6. In addition to any applicable Federal and Provincial regulations, the development shall meet all applicable Grading, Landscaping, and Storm Water Management County of Vermilion River General Municipal Servicing Standards, Section H.