

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-D0081

File No.: DP-24-082

Applicant: Sean McGrath

Development Cost: \$225,000.00

Land Use District: A

Division: 2

Property Location: NE-14-48-5W4M

Proposed Development: Construction of 3,600ft² farm shop for Agricultural Use

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Construction of 3,600ft² farm shop for agricultural use on **Q:NE S:14 T:48 R:5 M:W4** (*Civic Addressing: 482054A Range Road 51*) holding the Title 092 312 090 (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 submitted application and the provisions of the Land Use Bylaw, Land Use District, and applicable Regulations of the County of Vermilion River.
3. Access to this development shall be via the approach located approximately 220 metres from the southeast corner of the Property Location identified above on west side of Range Road 51.
4. Development of accessory buildings for Agricultural Use shall be for individual Agricultural Operation only, and shall not be for other uses, as defined in the Land Use bylaw.
5. 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.
6. The developer must satisfy the requirements, if any, made by the Safety Codes Act, 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.
7. The provisions of all other orders, laws, bylaws, and regulations are adhered to.
8. Natural Gas services are provided by County of Vermilion River Gas Utility. All costs are the responsibility of the applicant/property owner. (See note 8 below)
9. 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,

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