

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.: 329329-25-D0005

File No.: DP-25-005

Applicant: Donna Thomson - Pride Signs LTD

Development Cost: \$15,885.00

Land Use District: C1

Division: 5

Property Location: SE-2-50-2M; 2-3-1422730

Proposed Development: Placement of 80ft² Building-Mounted Illuminated Sign for Commercial Use

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Discretionary Use:** Placement of 80ft² Building-Mounted Illuminated Sign for Commercial Use on **L:2 B:3 P:1422730** being part of **Q:SE S:2 T:50 R:2 M:W4** (*Civic Addressing: 500014 Range Road 21*) holding the Title #242 080 948 (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. Permit is subject to an approval from Alberta Transportation for 'Roadside Development' and any conditions outlined therein.
3. The sign shall not be erected, operated, used or maintained if its position, size, shape, colour, format or illumination obstructs the view of, or may be confused with, an official traffic sign, signal or device or other official sign, or otherwise poses a potential hazard to traffic.
4. The sign shall be integrated with the building on which it is to be located and compatible with the general architectural lines and forms of the nearby buildings or of adjoining developments.
5. 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.
6. 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.
7. 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 an application with one of the agencies.