

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-D0017

File No.: DP-25-017

Applicant: Tyson & Kathryn Warawa

Development Cost: \$250,000.00

Land Use District: A

Division: 4

Property Location: SW-22-52-4W4M

Proposed Development: Addition of 885ft² Covered Verandas + Interior Kitchen Expansion Renovations to Existing Dwelling

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Addition of 885ft² Covered Verandas + Interior Kitchen Expansion Renovations to Existing Dwelling on **Q:SW S:22 T:52 R:4 M:W4** (*Civic Addressing: 523003 Range Road 43*) holding the Title #032 114 589 (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. Permit is subject to a Historic Resource Value Approval from Arts, Culture and the Status of Women and any conditions outlined therein.
4. Exact locations of the property lines shall be the responsibility of the Developer prior to placement of any development.
5. Access to this development shall be via the approach located approximately 60 metres north from the southwest corner of the land location identified above on Range Road 43.
6. This permit shall be invalid should an appeal be made against this decision of the Development Authority. Should the Land and Property Rights Tribunal 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 Land and Property Rights Tribunal.
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