

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-D0030

File No.: DP-25-030

Applicant: Bexson Homes Ltd.

Development Cost: \$100,000.00

Land Use District: CR-A

Division: 2

Property Location: NE-15-50-3M; 1-2-1522552

Proposed Development: Construction of a 1,177 sq. ft. Attached Garage Addition

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** on **L:1 B:2 P:1522552** being part of **Q:NE S:15 T:50 R:3 M:W4** (*Civic Addressing: 502058 Range Road 32*) holding the Title #152 192 996 (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. Exact locations of the property lines shall be the responsibility of the Developer prior to placement of any development.
3. Access to this development shall be via the approach located approximately 460 metres south from the northeast corner of the land location identified above Range Road 32.
4. The exterior of the garage shall be consistent with the dwelling and neighbourhood.
5. The proposed development shall be placed as indicated in the Site Plan of the application.
6. 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.
 - The following Safety Codes Permits are required for this development:
 - Building
 - Electrical
 - Gas (if putting in heat)
 - Plumbing (if putting in plumbing)