

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-D0032

File No.: DP-25-032

Applicant: Wrapex Industrial Services Inc.

Development Cost: \$10,000.00

Land Use District: M

Division: 5

Property Location: NW-31-49-1W4M; 6B-4-0621719

Proposed Development: Construction of a 2,000 sq. ft. Container Shelter

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** on **L:6B B:4 P:0621719** being part of **Q:NW S:31 T:49 R:1 M:W4** (*Civic Addressing: 15049 Highway 16 West; Devonia Business Park*) holding the Title #142 431 911 (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 permit is subject to approval from Alberta Transportation for 'Roadside Development' and any conditions outlined therein.
3. Exact locations of the property lines shall be the responsibility of the Developer prior to placement of any development.
4. The developer shall ensure that the exterior materials of the development remain in a reasonable state of repair and shall not let the development become unsightly.
5. 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.
6. The provisions of all other orders, laws, bylaws, and regulations are adhered to.
7. 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.
8. The lands shall be graded to ensure site grades shall not allow one site to drain onto an adjacent site.