

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-D0035

File No.: DP-25-035

Applicant: Bexson Construction

Development Cost: \$140,000.00

Land Use District: A

Division: 5

Property Location: NW-29-50-2W4M; 2-1-0520777

Proposed Development: Interior Renovations to the Thorpe Recovery Centre

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** on **L:2 B:1 P:0520777** being part of **Q:NW S:29 T:50 R:2 M:W4** (*Civic Addressing: 21060 Tranquility Way*) holding the Title #082 135 429 (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. The permit is subject to approval from Alberta Transportation for 'Roadside Development' and any conditions outlined therein.
4. The permit is subject to any required approval and/or licensing from Alberta Health to operate a medical room.
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. Natural Gas services are provided by County of Vermilion River Gas Utility. All costs are the responsibility of the applicant/property owner. (See note 4 below)
8. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manners of