

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-D0038

File No.: DP-25-038

Applicant: Waldo Unruh

Development Cost: \$582,750.00

Land Use District: A

Division: 7

Property Location: NE-6-54-4W4MM

Proposed Development: Construction of a 7,200 sq. ft. Accessory Building

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** on **Q:NE S:6 T:54 R:4 M:W4** (*Civic Addressing: 540072 Range Road 45*) holding the Title #162 067 756 (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. Development of accessory buildings for Agricultural Use shall be for individual Agricultural Use only and shall not be used for other uses such as agricultural use for monetary gain.
4. The Developer shall be aware that the development of an accessory building that is accessed via an undeveloped road allowance, that such road allowance is not maintained on a regular basis.
5. Setbacks from pipelines and other utility corridors shall be in accordance with Provincial legislation and any regulations established by the Alberta Energy Regulator and Alberta Utilities Commission.
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 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.
8. The provisions of all other orders, laws, bylaws, and regulations are adhered to.

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