

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-D0046

File No.: DP-25-046

Applicant: Zane Kuffert & Jesse Axley

Development Cost: \$635,000.00

Land Use District: CR-S

Division: 4

Property Location: SE-4-51-4M; 1-1-0822140

Proposed Development: Placement of a 1,681 sq. ft. Single Family Dwelling with Finished Basement

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use: L:1 B:1 P:0822140** being part of **Q:SE S:4 T:51 R:4 M:W4** (*Civic Addressing: 43040 Township Road 510*) holding the Title #252 123 177 (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 25 metres east from the southwest corner of the land location identified above on Township Road 510.
4. 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
 - Plumbing
 - Septic
5. The County of Vermilion River must approve the standard and location of any approaches accessing County Road allowances from the development prior to installation. Further, the County of Vermilion River, following their completion and in order for this permit to be considered valid, must verify the standard and

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