

## Development Permit

### NOTICE OF DECISION -

#### LAND USE BY-LAW No. 19-02

This permit authorizes the development described below subject to any stated conditions.

**Development Permit No.:** 329329-25-D0041

**File No.:** DP-25-041

**Applicant:** Rosemary Clayton

**Development Cost:** \$50,000.00

**Land Use District:** CR-A

**Division:** 2

**Property Location:** SW-30-50-3M; 2-1-0220268

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**Proposed Development:** Change of Use of Existing 631 sq. ft. Attached Garage into Accessory Living Quarters

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#### Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** **L:2 B:1 P:0220268** being part of **Q:SW S:30 T:50 R:3 M:W4** (*Civic Addressing: 35042 Township Road 504*) holding the Title #022 021 184 (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. Exact locations of the property lines shall be the responsibility of the Developer prior to placement of any development.
4. The exterior of the attached garage shall be consistent with the remainder of the dwelling.
5. The Developer shall review the slope of the property to ensure that the percentage of slope is not greater than 15%. Subject to the County's Land Use Bylaw section 4.9.4, if the slope of the property is greater than 15%, then the Developer shall provide a Geotechnical Assessment prepared by a qualified geotechnical professional to determine slopes in excess of 15%, demonstrate that the slope is stable, identify subsurface soil conditions, identify the slope stability line, identify mitigative measures and map the top of slope bank and toe of slope.
6. Access to this development shall be via the approach located approximately 318 metres west from the southeast corner of the land location identified above on Township Road 504.
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