

## 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-D0048

**File No.:** DP-25-048

**Applicant:** Glenda Hughes

**Development Cost:** \$250,000.00

**Land Use District:** HD

**Division:** 1

**Property Location:** NW-13-45-1W4M

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**Proposed Development:** Replacement of Existing Mobile Home with a 1,200 sq. ft., 2025 Mobile Home

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#### Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use, Accessory to Extensive Agriculture** on **Q:NW S:13 T:45 R:1 M:W4** (*Civic Addressing: 452051 Highway 17*) holding the Title #870 132 683 (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 permit is subject to approval from Alberta Transportation for 'Roadside Development' and any conditions outlined therein.
5. A Manufactured Home shall be placed on a permanent foundation or base that complies with the Alberta Building Code unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed.
6. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the Manufactured Home on a Lot or Parcel.
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.
  - The following Safety Codes Permits are required for this development:

For your safety, "click or call before you dig." [albertaonecall.com](http://albertaonecall.com) 1-800-242-3447