

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-D0049

File No.: DP-25-049

Applicant: Keen Developments

Development Cost: \$600,000.00

Land Use District: A

Division: 1

Property Location: NW-12-47-2W4M

Proposed Development: Replacement of Existing Dwelling with the Construction of an 1,866 sq. ft. Single-Family Dwelling with Attached Garage and Deck

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** on **Q:NW S:12 T:47 R:2 M:W4** (*Civic Addressing: 20052 Township Road 472*) holding the Title #922 005 648 (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. Existing dwelling shall be removed no later than twelve (12) months of the date of this Notice of Decision.
3. 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.
4. Exact locations of the property lines shall be the responsibility of the Developer prior to placement of any development.
5. Access to this development shall be via the approach located approximately 205 metres west from the northeast corner of the land location identified above on Township Road 472.
6. The Developer will be cognizant and take every effort to avoid or mitigate the impact to the Elements of Conservation Concern in the enclosed Environmentally Sensitive Report #393.
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:
 - Building

For your safety, "click or call before you dig." albertaonecall.com 1-800-242-3447

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