

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-D0055

File No.: DP-25-055

Applicant: Ben Cole

Development Cost: \$200,000.00

Land Use District: A

Division: 3

Property Location: SE-12-49-2W4M; 1-1-0627229

Proposed Development: Construction of a 3,672 sq. ft. Detached Garage

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Rural Residential Use:** on **L:1 B:1 P:0627229** being part of **Q:SE S:12 T:49 R:2 M:W4** (*Civic Addressing: 491012 Range Road 20*) holding the Title #072 011 350 (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. Access to this development shall be via the approach located approximately 235 metres north from the southeast corner of the land location identified above on Range Road 20.
5. 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

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

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