

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-D0067

File No.: DP-25-067

Applicant: The Blue Spruce Builder (Jeff Lorenz)

Development Cost: \$630,000.00

Land Use District: A

Division: 1

Property Location: NE-33-47-2W4M

Proposed Development: Construction of a 1,956 sq. ft. house with Un-Finished Basement and 798 sq. ft. Attached Garage

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Rural Residential Use:** on **Q:NE S:33 T:47 R:2 M:W4** (*Civic Addressing: 23040.A Township Road 475*) holding the Title #032 082 542 +3 (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 landowner will enter into an updated Access Agreement, which shall have the County of Vermilion River named in the Agreement, and it shall be registered on the Certificate of Title for the SE-33-47-2W4M, NE-33-47-2W4M and the NW-34-47-2W4M.
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. 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.
6. Access to this development shall be via the approach located approximately 50 metres east from the southwest corner of the SE-33-47-2W4M.
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.