

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-D0082

File No.: DP-25-082

Applicant: Rayne Groot

Development Cost: \$105,000.00

Land Use District: CR-S

Division: 1

Property Location: SE-16-48-1W4M; 1-1-0220001

Proposed Development: Construction of a 443 sq. ft. Addition on Existing Dwelling

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:0220001** being part of **Q:SE S:16 T:48 R:1 M:W4** (*Civic Addressing: 482040 Range Road 13*) holding the Title #232 306 691 (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 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 #396.
5. Any future development will require that the second approach on the property is to be removed.
6. 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 application with one of the agencies.
 - The following Safety Codes Permits are required for this development:
 - Building

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