

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.: 329329-24-D0075

File No.: DP-24-075

Applicant: Jason Walker / Robert Walker

Development Cost: \$150,000.00

Land Use District: A

Division: 5

Property Location: NE-4-50-1W4M

Proposed Development: Construction of 3,840 ft² Multi-Purpose Cold Storage Shop for Agricultural Use

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Construction of 3,840 ft² Multi-Purpose Cold Storage Shop for Agricultural Use on part of **Q:NE S:4 T:50 R:1 M:W4** (*Civic Addressing: N/A*) holding the Title #232 346 808 (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 application as submitted and the provisions of the Land Use Bylaw, Land Use District, and applicable Regulations of the County of Vermilion River.
3. Access to this Development shall be via the approach located approximately 216 meters from the Southeast corner of the land location above located on the west side of Range Road 13.
4. Development of Accessory Buildings for Agricultural Use shall be for individual Agricultural Use only and shall not be used for other uses that are not Agriculture without applying for a change of use through the Authority having jurisdiction.
5. This permit shall be invalid should an appeal be made against this decision of the Development Authority. Should the Land and Property Rights Tribunal approve the issuance of this permit, this permit shall be valid from the date of its decision and in accordance with the conditions of the Land and Property Rights Tribunal.
6. The Developer must satisfy the requirements, if any, made by the Safety Codes Act, 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 Regulation 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 those agencies.
7. The provisions of all other orders, laws, bylaws, and regulations are adhered to.