

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-D0082

File No.: DP-24-083

Applicant: Makari Builders

Development Cost: \$250,000.00

Land Use District: CR-A

Division: 6

Property Location: SW-6-53-3W4M; 3-1-0927856

Proposed Development: Construction of 720ft² attached garage / bonus room addition to existing dwelling for residential use

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Construction of 720ft² attached garage / bonus room addition to existing dwelling for residential use on **L:3 B:1 P:0927856** being part of **Q:SW S:6 T:53 R:3 M:W4** (*Civic Addressing: 35068 Twp Rd 530*) holding the Title 092 333 817 (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 submitted application 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 330 metres from the south west corner of the SW-6-53-3-W4M quarter section on the north side of 530 Twp Rd.
4. This permit shall be invalid should an appeal be made against this decision of the Development Authority. Should the Subdivision and Development Appeal Board 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 Subdivision and Development Appeal Board.
5. 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 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.
6. The provisions of all other orders, laws, bylaws, and regulations are adhered to.
7. Natural Gas services are provided by County of Vermilion River Gas Utility. All costs are the responsibility of the applicant/property owner. (See note 8 below)

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