

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-D0084

File No.: DP-24-084

Applicant: Kirk Davies

Development Cost: \$300,000.00

Land Use District: A

Division: 6

Property Location: NW-11-54-3W4M

Proposed Development: Construction of 4,000ft² addition of stage and lobby area and corporate booths to existing structure

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Discretionary Use: Construction of 4,000ft² addition of stage and lobby area and corporate booths to existing structure** on part of **Q:NW S:11 T:54 R:3 M:W4** (*Civic Addressing: 31043 Hwy 897*) (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 45 meters from the northeast corner of the Property Location identified above on the south side of Township Road 542.
4. Development of Accessory Buildings for Agricultural Use shall be for the purpose of Recreational Area only, and shall not be for other uses, as defined in the Land Use Bylaw.
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 the agencies.