

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-D0086

File No.: DP-24-086

Applicant: Bruce & Marsha Anthony

Development Cost: \$0.00

Land Use District: A

Division: 1

Property Location: SE-33-48-1W4M

Proposed Development: Change of Use of a 691ft² Storage Building Back to a Single-Family Dwelling –
Secondary Dwelling

Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Discretionary Use:** Change of Use of a 691ft² Storage Building Back to a Single Family Dwelling being a Secondary Dwelling on **Q:SE S:33 T:48 R:1 M:W4** (*Rural Addressing: 485048 Range Road 13 – “A”*) holding the title of 142 241 995 +1 (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 at 107 metres from the SE corner of the NE-33-48-1W4M on the west side of Range Road 15 located the same as Rural Address sign.
4. The Rural Address for the Second Dwelling shall be applied for, fees paid and installed within six (6) months of the issuance of this Notice of Decision as described in the Rural Addressing Bylaw 15-19, as amended for the purposes of providing emergency services in the County of Vermilion River.
 - a) in compliance with section 2.3 of Bylaw 15-19, additional building(s) requiring addressing after the original building will be labelled with suffixes beginning with “A”.
5. 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.
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 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.
7. The provisions of all other orders, laws, bylaws, and regulations are adhered to.