

## 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-D0088

**File No.:** DP-24-088

**Applicant:** Four Peaks Custom Homes

**Development Cost:** \$500,000.00

**Land Use District:** A

**Division:** 2

**Property Location:** SW-30-50-4WM; 505016 RR40A

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**Proposed Development:** Construction of 1,900ft<sup>2</sup> Single Family Dwelling for Rural Residential Use

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#### Permit Conditions:

1. This development permit is issued solely for the purpose of buildings and uses accessory to **Permitted Use:** Construction of 1,900ft<sup>2</sup> Single Family Dwelling for Rural Residential Use on part of **Q:SW S:30 T:50 R:4 M:W4** (*Civic Addressing: 505016 RR40A*) holding the Title #242 280 814 (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 (the "County").
2. The Applicant or Landowner ("Developer") shall enter into and comply with a Road Construction Agreement with the County of Vermilion River, no later than April 30, 2025, pursuant to Section 650 and 651 of the *Municipal Government Act*, as amended, which may be registered by way of caveat against the title of the aforementioned Lands. This Development Agreement shall, amongst other matters, to the satisfaction of the County of Vermilion River, the matter of construction of all municipal infrastructure (not limited to: approaches (new and/or upgraded), public utilities, roads and drainage ditch(s)/channel(s) relating to the proposed development to appropriate standards.
  - a. The Developer shall provide to the County as part of the Development Agreement surety as outlined in the County's Policy AD-021, Security in Developer Agreements for Subdivision and Development.
  - b. The Developer or their contractor shall provide as-built information upon completion of the road construction to the Development Authority.
3. Access to this development shall be via the approach located at approximately 306 meters from the Southwest corner of the land location identified above on Range Road 40A. Unless this access is modified or relocated due to Road Construction as per clause 2 above.
4. 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.
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,