

## 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.:** 329329-25-D0001

**File No.:** DP-25-001

**Applicant:** Clay Paul

**Development Cost:** \$80,000.00

**Land Use District:** A

**Division:** 5

**Property Location:** NW-18-49-1M; 1-1-2220163

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### Proposed Development: Construction of 2,520ft<sup>2</sup> Cold Storage Shop accessory to Agricultural Operation

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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 2,520ft<sup>2</sup> Cold Storage Shop accessory to Agricultural Operation on **L:1 B:1 P:2220163** being part of **Q:NW S:18 T:49 R:1 M:W4** (*Civic Addressing: 492053 RR20*) holding the Title # 092 312 090 (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 263 metres from the southeast corner of the Property Location identified above on east side of Range Road 20.
4. Development of accessory buildings for Agricultural Use shall be for individual Agricultural Operation 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 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.
  - a. Should the Proposed Development and the Lands not be used for farming purposes or Agricultural Operation, the Proposed Development shall be inspected and brought into

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