



Development Permit

Development Involving:

Home Occupation - Class 2 - Ana Bear Private Home Daycare, with a Variance to the Square Footage allowed (Additional 30 sq')

Municipality No.: 23/89
Application No.: 268268-23-D0089
Application Date: Nov 27, 2023
Decision Date: Nov 27, 2023
Issue Date: Dec 18, 2023

Zoning: (RM) Medium Density Residential

On Lot: 16-17 Block: 31 Plan: 101AJ Land section description:

Applicant		Contractor		Owner	
Name:	Ana Oghma	Name:		Name:	Ana Oghma

Property Address:

4708 47 St
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the Home Occupation - Class 2 - Ana Bear Private Home Daycare, with a Variance to the Square Footage allowed (Additional 30 sq'), be established as per the submitted floor plan.
2. That unless expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 2020/19.
3. That all regulations as per Home Occupation - Class 2, Section 3.25 of the Land Use Bylaw are complied with. Home Occupation - Class 2 are limited to one per Dwelling Unit and shall not:
 - a. create a nuisance which is detectable to normal sensory perception outside the building containing the Home Occupation - Class 2 or beyond the parcel boundaries;
 - b. display any form of advertising related to the Home Occupation - Class 2 on the site except in accordance with this Bylaw;
 - c. require alterations to the principal building unless the Development Authority approves the alterations;
 - d. include the direct sale of goods which are not produced on the premises;
 - e. have more than one commercial motor vehicle associated with the business parked on-site or in the vicinity of the site at any time;
 - f. have no more than 20% of the gross floor area of the Dwelling Unit, or the amount approved under this permit with the variance to the square footage, devoted to business usage;
 - g. have exterior signage, display, or advertising other than a business identification plaque or sign having maximum dimensions of 10 by 12 inches (25 by 30 cm) located within the window of the building or, at the discretion of the Development Authority, on the building;
 - h. advertise the address of the Home Occupation - Class 2 to the general public except in accordance with subsection g above; and
 - i. have outside storage of material, goods, or equipment on the site.

4. This approval may be revoked at any time if, in the opinion of the Development Authority, the operator of a Home Occupation – Class 2 has violated any provisions of this Bylaw or the conditions of a development permit.
5. The applicant shall erect exterior Fascia Signage no larger than 12 by 12 inches (30 cm by 30 cm) that reads "No idling of vehicles over 5 minutes permitted", if the Home Occupation – Class 2 has customers that attend the residence.
6. That a valid yearly Business License must be obtained, for the Home Occupation - Class 2 - Ana Bear Private Home Daycare, to be in good standing.
7. That a valid building permit be obtained prior to any building construction over \$5,000.00, and/or any structural change.
8. That the approval be posted on the Town's website and bulletin board, be posted at the subject location, and be subject to a twenty-one (21) day appeal period.

You are hereby authorized to proceed with the development specified provided: that any stated conditions are complied with; that the development is in accordance with any approved plans and applications; and that a BUILDING PERMIT IS OBTAINED IF CONSTRUCTION IS INVOLVED. SHOULD AN APPEAL BE MADE AGAINST THIS DECISION TO THE SUBDIVISION DEVELOPMENT APPEAL BOARD, THE DEVELOPMENT PERMIT SHALL CEASE TO BE EFFECTIVE.

Redacted Sec 17 FOIP Act

Signature of
Senior Development Officer

Issued By:
Renee Hartling
Senior Development Officer

Municipality:

Town of Rocky Mountain House
PO BOX 1509
5116 - 50th Avenue

ROCKY MOUNTAIN HOUSE, Alberta
T4T 1B2
Phone: (403)847-5260

Fax: (403)845-1835
www.rockymtnhouse.com

Note:

1. As per Section 685(3) of the Municipal Government Act; Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
2. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until twenty-one (21) days after the date of decision.
3. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Subdivision Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision Development Appeal Board within twenty-one (21) days after the date the Development Permit is issued.
4. Any development proceeded with, by the applicant prior to the expiry of the twenty-one (21) day period is done solely at the risk of the applicant.
5. This permit is effective for a period of twelve (12) months from the date of its issue, or the date of decision of the Subdivision Development Appeal Board confirming it. If at the expiry of this period, the development has not commenced or carried out with reasonable diligence, this permit ceases to be effective, unless an extension to the period has been previously granted by the Development Officer.
6. Compliance with the requirements of the Land Use Bylaw does not exempt any person from the requirements of any federal, provincial, or municipal legislation or complying with any easement, covenant, agreement or contract affecting development.
7. Prior to any work being performed within the municipal right of way an excavation permit must be obtained from the Engineering and Operations Department.

4708 47 Street



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APPROVED PLANS

Development Permit No. 23/89

Date of Decision Nov 27, 2023

Signature Redacted Sec 17 FOIP Act

Town of R M H



8 November 2023

To whom it concerns,

Ana Oghma intends to operate a private home daycare from my residence at 4708 47 Street in Rocky Mountain House. The hours of operation are 7:30 a.m. to 4:30 p.m., Monday through Friday. I intend to have six children in total, two of whom will be my own. I will be the only employee present.

Sincerely,
-Ana Oghma

TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

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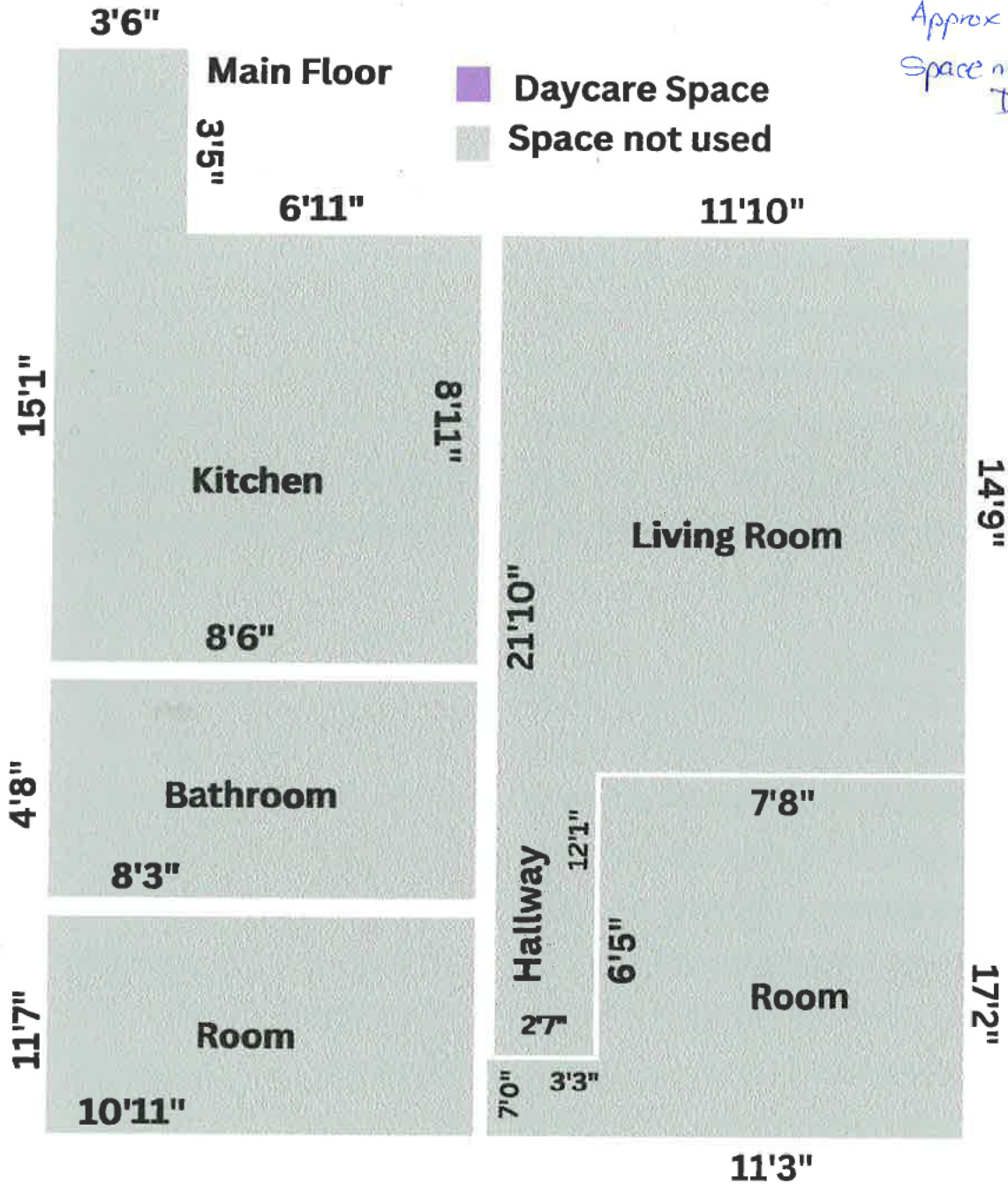
Signature _____

Redacted Sec 17 FOIP Act

Development Officer
Town of R.M.H.

Floor Plan

Approx 864 sq ft.
Space not used for
Daycare



TOWN OF ROCKY MTN. HOUSE
APPROVED PLANS

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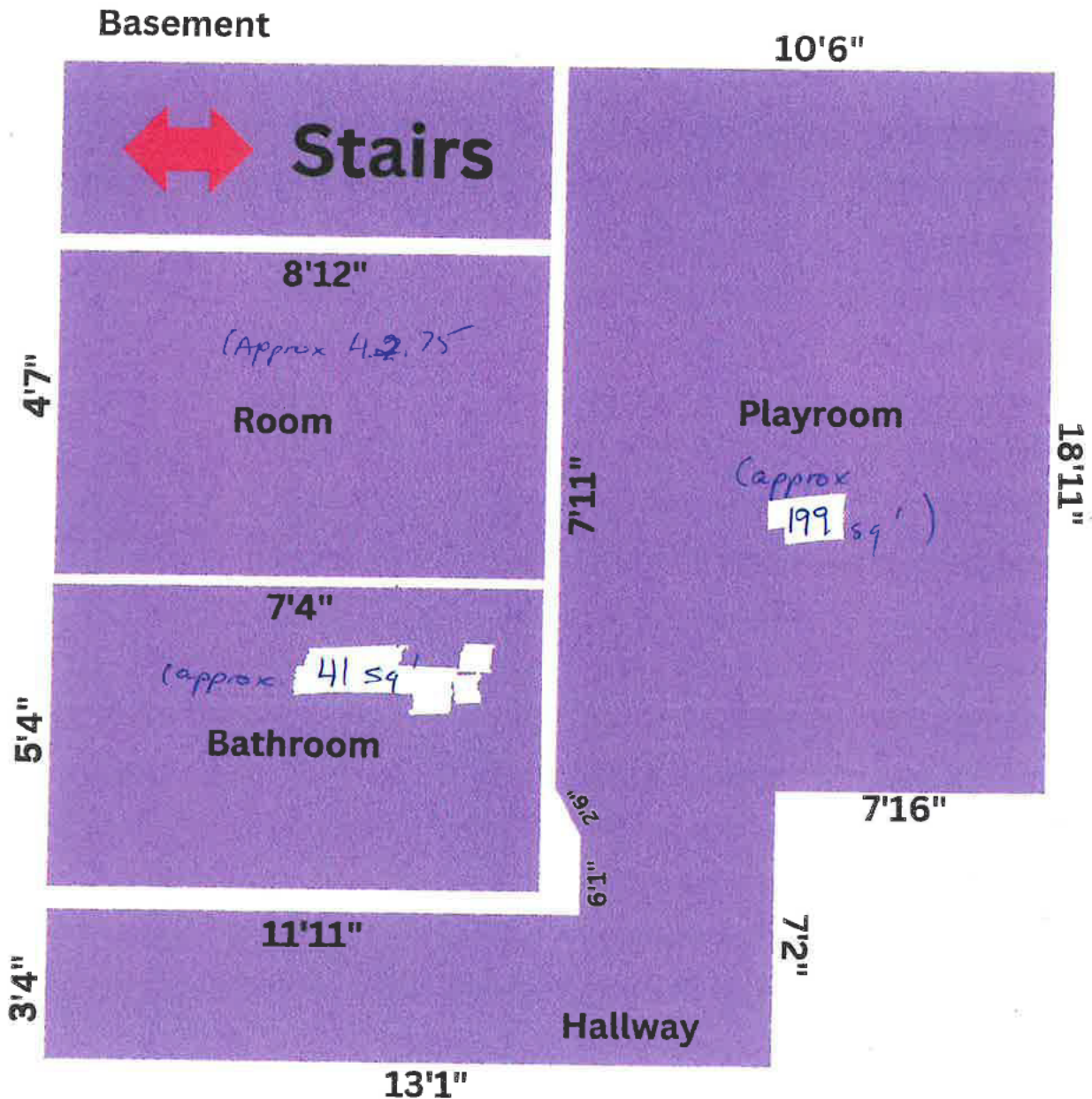
Date of Decision Nov 27, 2023

Signature [Redacted]

Redacted Sec 17 FOIP Act

Town of R M H

Floor Plan



- Daycare Space
- Space not used

Approx 864 sq' - total basement
AD

TOWN OF ROCKY MTN. HOUSE

APPROVED PLANS

42.75

41

199

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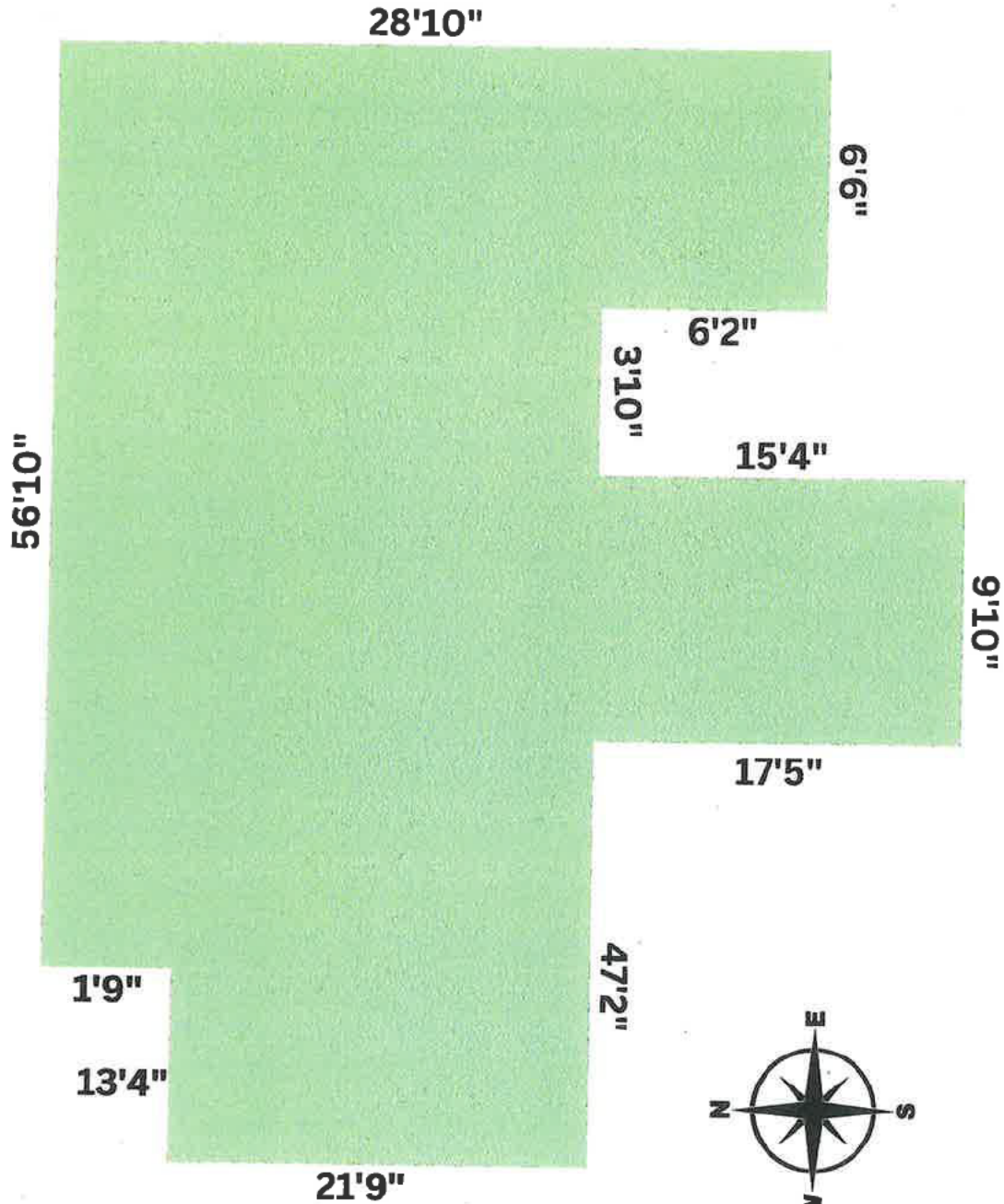
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Town of RMH

Note: not all of the basement will be used for child care - only approx 353 sq' (shown here) AD

Approx 353 sq'

Outdoor Space



TOWN OF ROCKY MTN. HOUSE

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