

**AGENDA**  
**MUNICIPAL PLANNING COMMISSION MEETING**  
**April 7, 2020**  
**8:00 A.M.**

**Town of Rocky Mountain House Council Chambers**

**Zoom Video Communications**

Call to Order

**ITEM 1 - AGENDA**

**PAGE #**

**1.1 Additions or Deletions**

**1**

**ITEM 2 – MINUTES**

**2.1 MPC Meeting Minutes – October 15, 2019**

**2-3**

**ITEM 3 – DEVELOPMENT PERMIT APPLICATIONS**

**3.1 Subdivision Report**

**Applicant: Goodea Holdings**

**Land Use Designation:**

Highway Commercial District (HC) &  
General Industrial District (I)

**Legal Land Description:**

Lot 7, Block 1, Plan 192 3463 &

Lot 8, Block 1, Plan 192 3465

**Subdivision File #: RMH20101**

**4-14**

**ITEM 4 – DEVELOPMENT PERMITS STATS**

**4.1 Development Permits issued as of March 31, 2020**

**15**

**ITEM 5 – BUILDING PERMIT STATS**

**5.1 Building Permits Issued as of March 31, 2020**

**16**

Adjournment

**MINUTES**  
**MUNICIPAL PLANNING COMMISSION**  
**OCTOBER 15, 2019**  
**8:00 a.m.**

Call to Order at 8:00 a.m.

**PRESENT:** Councillor Len Phillips, Chairperson  
Member at Large Glenys Kent, Vice-Chairperson  
Councillor Dave Auld, Alternate Member

**STAFF:** Charlene Johnson, Senior Development Officer  
Michael Fitzsimmons, Assistant Development Officer

**ABSENT:** Councillor Randy Brown  
Donald Verhesen, (Member at Large)  
Randall Sugden, (Member at Large)

**ITEM 1 – AGENDA**

**1.1 Additions or Deletions**

Moved by Glenys Kent, Member at Large, to approve the Municipal Planning Commission agenda of October 15, 2019.

Carried

**ITEM 2 – MINUTES**

**2.1 MPC Meeting Minutes –October 1, 2019**

Moved by Councillor Dave Auld, that the Municipal Planning Commission meeting minutes of October 1, 2019 be approved

Carried

**ITEM 3 – DEVELOPMENT PERMIT APPLICATIONS**

**3.1 Detached Dwelling, Rear-Yard Setback Variance**  
**Applicant:** Hadley & Colleen Hicks  
**Land Use Designation:** (R-1) Low Density Residential District  
**Legal Land Description:** Lot 1B / Block C / Plan 2736NY  
**Development Permit #:** 19/58

Charlene Johnson, Senior Development Officer provided the Municipal Planning Commission (MPC) with an overview of Development Permit application 19/58. Hadley and Colleen Hicks are applying for a detached dwelling with a rear-yard setback variance of 27.2% reducing it from 7.5m to 5.46m. Residents would get a chance to appeal the development permit with it being advertised in the Mountaineer, at the Town Office and on location. Ms. Johnson made a recommendation to approve Development Permit 19/58.

Moved by Councillor Len Phillips, Chairperson, to approve development permit 19/58 with all conditions listed on the development permit.

Carried

#### **ITEM 4 – DEVELOPMENT PERMIT STATS**

##### **4.1 – Development Permits Issued as of September 30, 2019.**

An overview of development permits was presented to MPC.

Moved by Glenys Kent, Member at Large, to accept the development permit stats as information.

Carried

#### **ITEM 5 – BUILDING PERMIT STATS**

##### **5.1 – Building Permits Issued as of September 30, 2019.**

An overview of development permits was presented to MPC.

Moved by Councillor Dave Auld to accept the building permit stats as information.

Carried

#### **Adjournment:**

Moved by Councillor Len Phillips, Chairperson to adjourn the Municipal Planning Commission meeting at 8:05 a.m.

Carried

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LEN PHILLIPS  
CHAIRPERSON

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MICHAEL FITZSIMMONS  
RECORDING SECRETARY

/mf



Unit B, 4730 Ross Street  
Red Deer, Alberta, T4N 1X2  
Phone: (403) 343-3394  
Email: [pcps@pcps.ab.ca](mailto:pcps@pcps.ab.ca)  
[www.pcps.ca](http://www.pcps.ca)

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## SUBDIVISION REPORT

**Subdivision Authority**  
**Town of Rocky Mountain House**

March 31, 2020

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### PURPOSE

To consider the subdivision of Lot 7, Block 1, Plan 192 3463 and Lot 8, Block 1, Plan 192 3465 in the Town of Rocky Mountain House in order to adjust the boundary between one (1) Highway Commercial parcel for future development and one (1) Industrial parcel.

### DISCUSSION

The registered owner, Goodea Holdings Ltd., is proposing the boundary adjustment of the subject parcels. The proposal is to adjust the boundary between the Highway Commercial parcel, Lot 7, Block 1, Plan 192 3463 (1.991 ha), and the Industrial parcel, Lot 8, Block 1, Plan 192 3465 (3.928 ha). The proposed Highway Commercial parcel, Lot 10, Block 1, parallels Highway 11 and would have an area of 2.024 ha. The proposed Industrial parcel, Lot 9, Block 1, fronts 46 Street and would have an area of 3.895 ha.

The following report will examine the proposed subdivision in relation to the Town's existing plans, comments obtained through the referral process, and other applicable planning considerations.

### INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

The land use concept in the IDP with Clearwater County shows future industrial use of the subject parcels and commercial uses along Highway 11 adjacent to the subject parcels. The precise boundaries for each use are interpreted as conceptual and are intended to be refined through more detailed planning processes. Town staff has indicated that the proposed subdivision conforms with the direction of the IDP.

### MUNICIPAL DEVELOPMENT PLAN (MDP)

The Town of Rocky Mountain House MDP Map 2 Land Use Concept & Road System identifies the subject parcel as Industrial and Highway & Local Commercial. The exact boundaries of the proposed subdivision do not precisely match the conceptual land use boundaries. Town staff has indicated that an amendment to the MDP is not necessary, as the boundaries shown are conceptual in nature and the proposed subdivision supports the overall direction of the MDP.

### LAND USE BYLAW (LUB)

The Town of Rocky Mountain House Land Use Bylaw Districts Map designates the subject parcels as General Industrial (I) and Highway Commercial (HC). The I District is intended to provide "for a wide

range of manufacturing, assembling, fabrication, processing and storage of goods in which nuisance factors are likely to occur.” The I District requires a minimum parcel area of 0.2 hectares (0.5 acres), a minimum parcel width of 30 metres, and a minimum front yard of 6 metres. Proposed Lot 9 is intended to be developed for industrial uses, and meets the minimum parcel requirements of the I District.

The HC District is intended to “facilitate the development of commercial business intended to serve vehicular traffic in locations along arterial roadways and highways in order to minimize the intrusion of vehicular traffic into residential areas and provide for the orderly flow of traffic accessing these sites.” The HC District requires a minimum parcel area of 0.2 hectares (0.5 acres), a minimum parcel width of 30 metres, and a minimum front yard of 6 metres. Proposed Lot 10 is intended to be developed with Highway Commercial uses and meets the minimum parcel requirements of the HC District.

The boundaries of the I District and HC District do not precisely match the proposed parcel boundaries of the subdivision. Town staff has indicated that an amendment to the LUB is not necessary due to interpretation of the District boundaries provided in section 1.6 of the LUB.

### **MUNICIPAL RESERVE**

The subject property was previously subdivided under file RMH19201, which required the dedication of municipal reserve. The reserve owing was dedicated partially as cash-in-lieu and through Deferred Reserve.

The option Town Staff chose was to require municipal reserve as cash-in-lieu for the Highway Commercial parcel (0.5 acres x \$48,480/acre=\$24,240) and to defer the remaining municipal reserve owing (0.912 acres) to the title of Lot 8, Block 1, Plan 192 3465 (Industrial parcel) using a deferred reserve caveat for future dedication if it subdivides.

Since this is a boundary adjustment to a subdivision application from 2019, the deferred reserve caveat already on title satisfies the municipal reserves owing until a subdivision of the Industrial parcel occurs in the future.

### **SITE PHOTOS**



Photo 1: View to west from service road on east side of proposed Lot 10, Block 1.

**REFERRAL COMMENTS**

The application was referred to Town Staff, agencies with an interest in the land, and adjacent landowners. The following comments were received. Comments in their entirety are attached in Appendix D.

**No comments were received from adjacent landowners.**

**No comments were received from Town staff.**

**Comments from referral agencies**

- Alberta Transportation – no objections to the proposal as submitted and are prepared to grant a variance in accordance with Section 16 of the Subdivision and Development Regulations.
- ATCO Pipelines – no objections
- Fortis Alberta – no easements are required
- Telus – no objections

**ANALYSIS AND DISCUSSION****Environmental Status**

The subject parcel, also known as the former LimeCo Facility Site, has a history of hydrocarbon contamination in the soil and groundwater. The site is the subject of a Risk Management Plan approved by Alberta Environment and Parks and requires periodic monitoring of groundwater to determine if the levels of contaminants is changing or dissipating over time. Millennium EMS Solutions Ltd undertook monitoring in 2018.

The 2018 Groundwater Monitoring Report – Former Limeco Facility concluded that “since April 2009, water samples from every monitoring well on site have met the commercial/industrial land use guidelines, with the exception of the potable groundwater pathway.” The report notes that there is no use of groundwater on site or on any downstream properties.

Based on the report from Millennium EMS Solutions Ltd, which was reviewed by a member of the Association of Professional Engineers and Geoscientists of Alberta (APEGA), Planning staff is of the opinion that the site is suitable for the intended industrial and commercial uses provided the municipal water system is used to provide potable water to all uses occurring on the site.

**RECOMMENDATION**

In the opinion of the subdivision authority, the proposed application satisfies the requirements of Section 654 of the Municipal Government Act, and the relevant matters listed in Section 7 of the *Subdivision and Development Regulations* (see attached appendix A); and

Submissions from municipal staff, referral agencies and adjacent landowners were presented to and considered by the subdivision authority as outlined in the subdivision report dated March 31, 2020.

Therefore, the subdivision authority **APPROVES** the subdivision application subject to the listed conditions:

1. Subdivision by means suitable to the Registrar of the Land Titles Office.

2. All outstanding taxes to be paid, or satisfactory arrangement for payment thereof, to the Town of Rocky Mountain House [Section 654(1)(d) of the *Municipal Government Act*].
3. Arrangement to be completed with and to the satisfaction of the Town of Rocky Mountain House for the provision of services pursuant to Section 655 of the *Municipal Government Act* including but not limited to the future connection to municipal water and/or sanitary sewer [Section 655 of the *Municipal Government Act*].
4. Deferred Reserve Caveat (Instrument Number 192 296 685) currently registered on the Title of Lot 8, Block 1, Plan 192 3465, be carried forward to the title of proposed Lot 9, Block 1.



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Craig Teal, RPP MCIP  
Director, PCPS

Attachments

Appendix A: *Municipal Government Act*, Approval of Application, Section 654

Appendix B: Key Map

Appendix C: Tentative Plan

Appendix D: Referral Comments

## APPENDIX A

### Approval of Application Section 654, Municipal Government Act

- 654(1) A subdivision authority must not approve an application for subdivision approval unless
- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
  - (b) the proposed subdivision conforms to the provisions of any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
  - (c) the proposed subdivision complies with this Part and the regulations under this Part, and
  - (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.
- (2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,
- a) the proposed subdivision would not
    - (i) unduly interfere with the amenities of the neighbourhood, or
    - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 and
  - b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.
- (3) A subdivision authority may approve or refuse an application for subdivision approval.

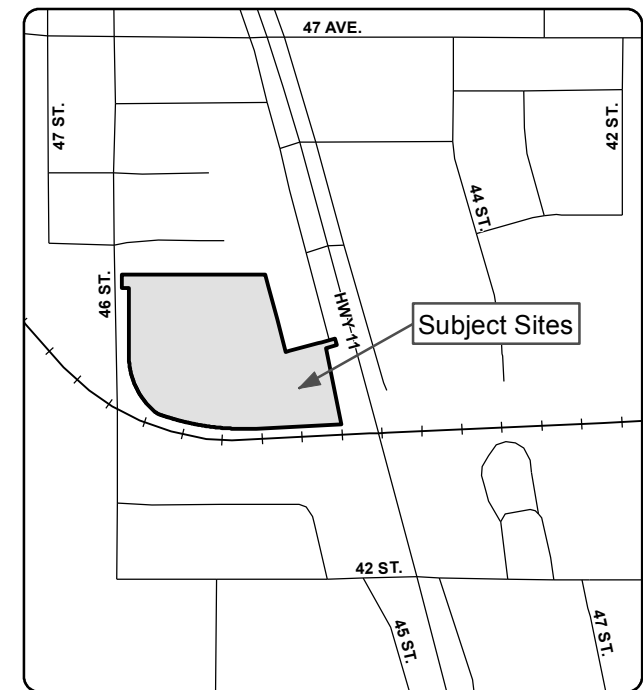
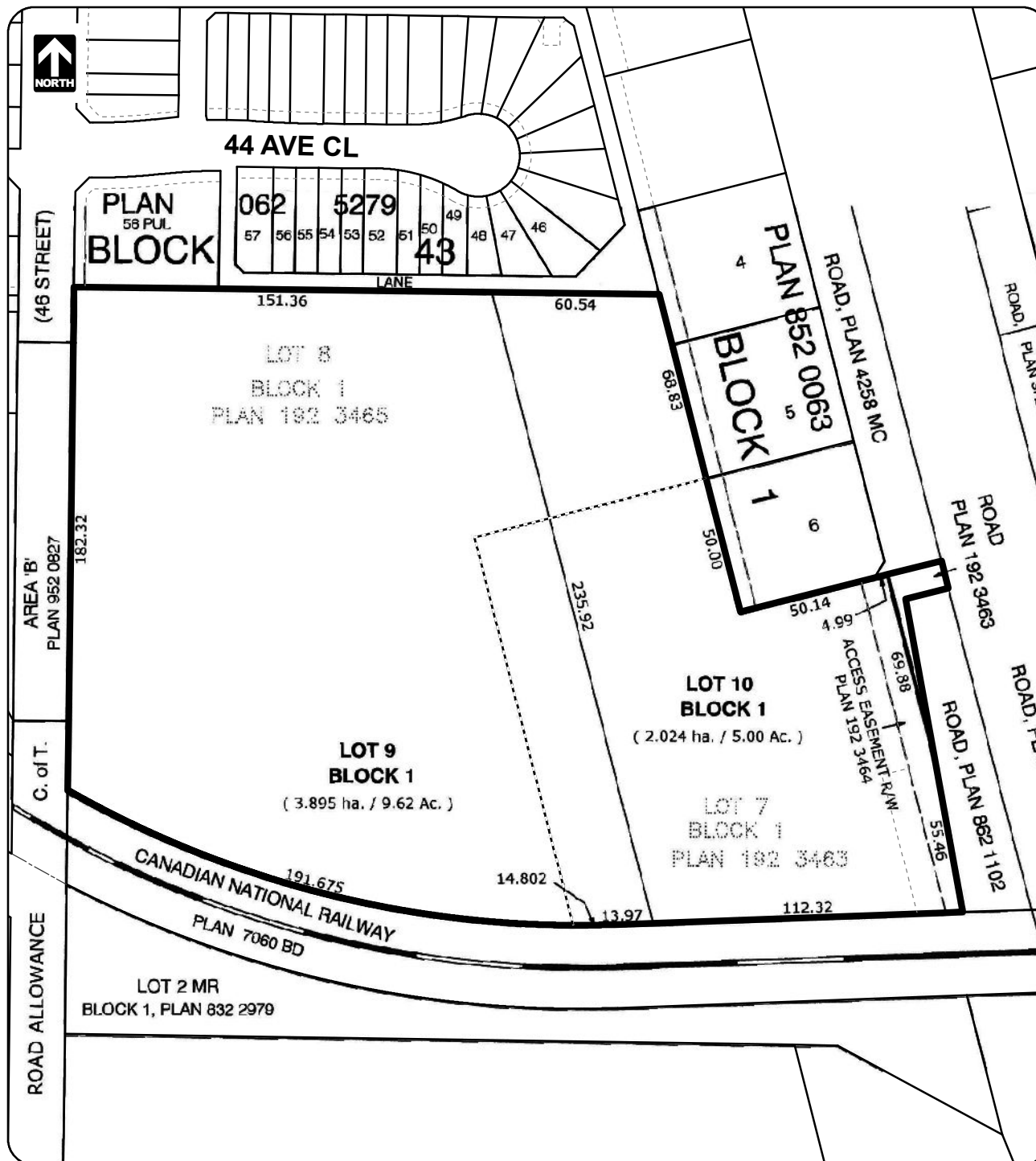
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### Section 7 – Subdivision and Development Regulations

#### Relevant Considerations

7. In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, which respect to the land that is the subject of the application,
- (a) its topography,
  - (b) its soil characteristics,
  - (c) storm water collection and disposal,
  - (d) any potential for the flooding, subsidence or erosion of the land,
  - (e) its accessibility to a road,
  - (f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
  - (g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and buildings sites comply with the requirements of the *Private Sewage Disposal Regulation* (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private disposal systems as identified in Section 4(4)(b) and (c).
  - (h) the use of land in the vicinity of the land that is the subject of the application, and
  - (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose intended.





Subdivision File #:  
**RMH20101**

Proposed Subdivision:

To adjust the boundary of one (1) Highway Commercial parcel for future development and one (1) Industrial parcel.

Legal Description:

Lot 7, Block 1, Plan 192 3463 &  
Lot 8, Block 1, Plan 192 3465

Landowner:

Goodea Holdings Ltd.

Location:

Town of Rocky Mountain House

PLAN 062 5279

58 PUL  
BLOCK

57 56 55 54 53 52 51 50 49 48 47 46  
43  
LANE

151.36

LOT 8

BLOCK 1  
PLAN 192 3465

182.32

AREA 'B'  
PLAN 952 0827

C. of T.  
Page 10

ROAD ALLOWANCE

LOT 9  
BLOCK 1  
( 3.895 ha. / 9.62 Ac. )

LOT 10  
BLOCK 1  
( 2.024 ha. / 5.00 Ac. )

LOT 7  
BLOCK 1  
PLAN 192 3463

191.675  
CANADIAN NATIONAL RAILWAY  
PLAN 7060 BD

LOT 2 MR  
BLOCK 1, PLAN 832 2979

235.92

14.802

13.97

112.32

55.46

69.88  
ACCESS EASEMENT R/W  
PLAN 192 3464

50.14

4.99

50.00

68.83

60.54

PLAN 852 0063

BLOCK 1

ROAD, PLAN 4258 MC

ROAD, PLAN 3725 JY

LOT 13  
BLOCK 42  
PLAN 062 7103

ROAD  
PLAN 192 3463

HIGHWAY # 11  
ROAD, PLAN 3725 JY

ROAD, PLAN 862 1102

PLAN SHOWING  
PROPOSED SUBDIVISION  
OF  
LOT 7, BLOCK 1, PLAN 192 3463  
AND  
LOT 8, BLOCK 1, PLAN 192 3465  
IN THE

S.W. 1/4 SEC. 23-39-7-W5M  
ROCKY MOUNTAIN HOUSE

### LEGEND & NOTES

AREA TO BE REGISTERED IS OUTLINED THUS  
AND CONTAINS AS FOLLOWS

FROM: LOT 7, BLOCK 1, PLAN 192 3463  
LOT 8, BLOCK 1, PLAN 192 3465

SCALE = 1: 2000

0 20 40 80 120 160 200 Metres

TOTAL = 5.919 ha. (14.62 Ac.)

= 1.991 ha. (4.92 Ac.)  
= 3.928 ha. (9.70 Ac.)

**Snell & Oslund**  
Surveys (1979) Ltd.  
RED DEER, ALBERTA, Ph. 1-888-310-1255

DRAFTED BY: F

DWG FILE NAME: 2753-002 APP

CHECKED BY: /

DATE: FEBRUARY 4, 2020

March 13, 2020

File: Rocky Mountain House (Sub)  
Subdivision Authority File: RMH20101

Parkland Community Planning Services  
Unit B, 4730 Ross Street  
Red Deer, AB T4N 1X2  
Sent via email to: Kaitlyn.Luster@pcps.ab.ca

Attention: Kaitlyn Luster, Planner

**RE: PROPOSED SUBDIVISION – BOUNDARY ADJUSTMENT  
LOT 7, BLOCK 1, PLAN 192 3463 AND LOT 8, BLOCK 1, PLAN 192 3465  
WITHIN SW 23-39-07-W5 (GOODEA HOLDINGS LTD.) IN PROXIMITY TO HWY 11**

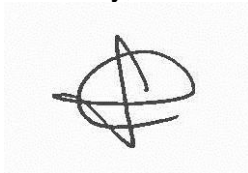
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With regards to the proposal to adjust the boundary of one (1) Highway Commercial parcel for future development and one (1) Industrial parcel. Although the proposed subdivision does not comply with Section 14 of the Subdivision and Development Regulations, we have no objections to the proposal as submitted and are prepared to grant a variance in accordance with Section 16 of the Subdivision and Development Regulations.

Legal and physical access to all parcels is to be from the local road. It appears that since the original subdivision approval to create one (1) Highway Commercial parcel and (1) Industrial parcel (SA File: RMH19101), there has been a development permit approved for an RV storage business on Lot 8. As per section 622 of the Municipal Government Act, actions of the municipality, municipal planning commission, subdivision authority, development authority or subdivision and development appeal board must be consistent with the land use policies. We appreciate referrals at the development permitting stage so that we are able to work together with the Town to achieve the goal of a safe, efficient, and cost effective transportation network.

If you have any questions, please contact me at 403-340-5166. Thank you for the referral and opportunity to comment.

Sincerely,



Sandy Choi  
Development & Planning  
SC/sc

## Natasha Wright

---

**From:** Wright, Maira <Maira.Wright@atco.com>  
**Sent:** Tuesday, March 10, 2020 11:55 AM  
**To:** Kaitlyn Luster  
**Subject:** 20-0732 Response - Subdivision Application RMH20101 - Rocky Mountain House  
**Attachments:** RMH20101 - agency referral letter (March 3, 2020).pdf

Good Morning,

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

### Maira Wright

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission  
ATCO Pipelines & Liquids Global Business Unit

P. 780 420 3896

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**From:** Kaitlyn Luster <[Kaitlyn.Luster@pcps.ab.ca](mailto:Kaitlyn.Luster@pcps.ab.ca)>  
**Sent:** Wednesday, March 4, 2020 2:19 PM  
**To:** [robert.shorten@gov.ab.ca](mailto:robert.shorten@gov.ab.ca); [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca); [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca); [setbackreferrals@aer.ca](mailto:setbackreferrals@aer.ca); [historical.lup@gov.ab.ca](mailto:historical.lup@gov.ab.ca); [CentralZone.EnvironmentalHealth@albertahealthservices.ca](mailto:CentralZone.EnvironmentalHealth@albertahealthservices.ca); [3rdpartyrequests@altalink.ca](mailto:3rdpartyrequests@altalink.ca); @ Gas Land Department <[land.admin@atcogas.com](mailto:land.admin@atcogas.com)>; Circulations, HP <[HP.Circulations@atco.com](mailto:HP.Circulations@atco.com)>; NEVERS, Malcolm <[Malcolm.Nevers@canadapost.postescanada.ca](mailto:Malcolm.Nevers@canadapost.postescanada.ca)>; [circulations@telus.com](mailto:circulations@telus.com); [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com); Ama Urbinsky <[ama.urbinsky@wrsd.ca](mailto:ama.urbinsky@wrsd.ca)>; [remmons@clearwatercounty.ca](mailto:remmons@clearwatercounty.ca); Rod Steeves <[rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca)>  
**Subject:** Subdivision Application RMH20101 - Rocky Mountain House

**\*\*Caution – This email is from an external source. If you are concerned about this message, please forward it to [spam@atco.com](mailto:spam@atco.com) for analysis.\*\***

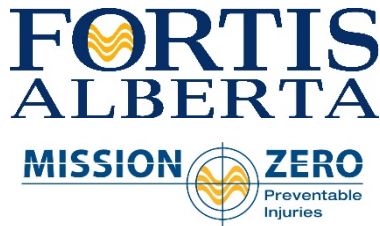
Good afternoon,

Please find attached the agency referral letter for the subdivision application (File no. RMH20101) located in the Town of Rocky Mountain House. Comments and recommendations for this file are required by **March 25, 2020**. If you have no concerns, an email to that effect is also appreciated.

Please let me know if you have any questions.

Thank you,

Kaitlyn Luster, B.A. B.Sc.  
**Planner**  
Ph: 403.343.3394  
Unit B, 4730 Ross Street



Diana Pounall  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6264  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
Diana.Pounall@fortisalberta.com

March 6, 2020

Parkland Community Planning Services  
Unit B, 4730 Ross Street  
Red Deer, Alberta  
T4N 1X2

**Attention:** Kaitlyn Luster

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320082836

**MD File No.:** RMH20101

**Location/Legal Description:** SW 23-39-07 W5

**Customer Name:** Goodea Holdings Ltd.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

Diana Pounall

## Natasha Wright

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**From:** circulations <circulations@telus.com>  
**Sent:** Wednesday, March 04, 2020 2:52 PM  
**To:** Kaitlyn Luster  
**Subject:** RE: Subdivision Application RMH20101 - Rocky Mountain House

Good Afternoon,

TELUS COMMUNICATIONS INC. has no objection to the above circulation.  
Thank you,

**Mehgan Smith | Real Estate Specialist**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com).

*TELUS Restricted – Privileged & Confidential*  
*Not to be forwarded or copied without express consent of the originator.*

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**From:** Kaitlyn Luster [<mailto:Kaitlyn.Luster@pcps.ab.ca>]  
**Sent:** March 4, 2020 02:19 PM  
**To:** [robert.shorten@gov.ab.ca](mailto:robert.shorten@gov.ab.ca); [waterapprovals.reddeer@gov.ab.ca](mailto:waterapprovals.reddeer@gov.ab.ca); [TransDevelopmentRedDeer@gov.ab.ca](mailto:TransDevelopmentRedDeer@gov.ab.ca); [setbackreferrals@aer.ca](mailto:setbackreferrals@aer.ca); [historical.lup@gov.ab.ca](mailto:historical.lup@gov.ab.ca); [CentralZone.EnvironmentalHealth@albertahealthservices.ca](mailto:CentralZone.EnvironmentalHealth@albertahealthservices.ca); [3rdpartyrequests@altalink.ca](mailto:3rdpartyrequests@altalink.ca); [land.admin@atcogas.com](mailto:land.admin@atcogas.com); [HP.Circulations@atco.com](mailto:HP.Circulations@atco.com); NEVERS, Malcolm <[Malcolm.Nevers@canadapost.postescanada.ca](mailto:Malcolm.Nevers@canadapost.postescanada.ca)>; circulations <[circulations@telus.com](mailto:circulations@telus.com)>; [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com); Ama Urbinsky <[ama.urbinsky@wrsd.ca](mailto:ama.urbinsky@wrsd.ca)>; [remmons@clearwatercounty.ca](mailto:remmons@clearwatercounty.ca); Rod Steeves <[rod.steeves@rdcrs.ca](mailto:rod.steeves@rdcrs.ca)>  
**Subject:** Subdivision Application RMH20101 - Rocky Mountain House

Good afternoon,

Please find attached the agency referral letter for the subdivision application (File no. RMH20101) located in the Town of Rocky Mountain House. Comments and recommendations for this file are required by **March 25, 2020**. If you have no concerns, an email to that effect is also appreciated.

Please let me know if you have any questions.

Thank you,

Kaitlyn Luster, B.A. B.Sc.  
**Planner**  
Ph: 403.343.3394  
Unit B, 4730 Ross Street  
Red Deer, AB T4N 1X2

## Town of Rocky Mountain House

### Development Permits

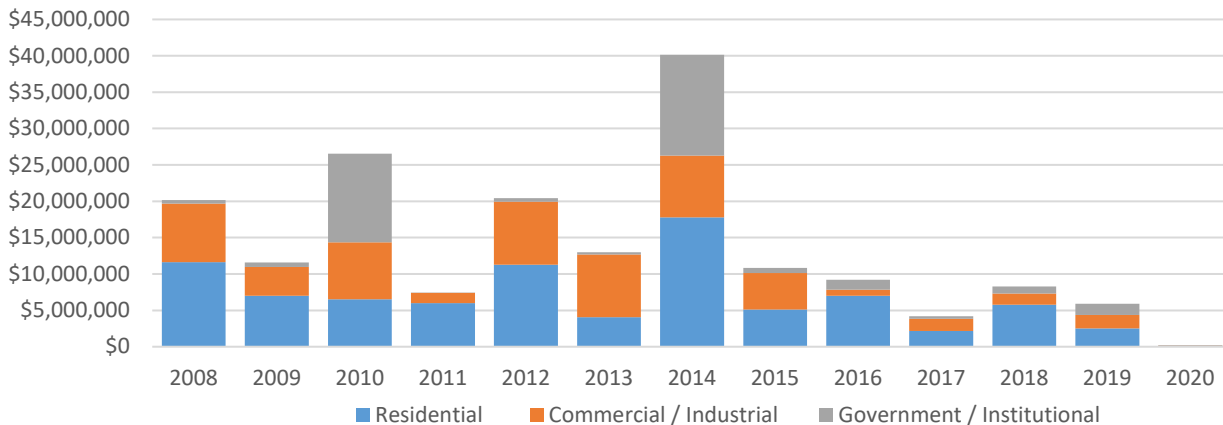
January 1, 2020 to March 31, 2020

Permit Number ▾	Applicant Name ▾	Development Location ▾	Owners Name ▾	Value of Development ▾	Legal ▾	Approval Body ▾	Type of Development ▾
20/01	Snell & Oslund Surveys (1978) Ltd.	5101 49 Ave	RVB Managements Ltd.	\$5,000.00	4/1/972-4130	DO	Accessory Building - Greenhouse
20/02	Clearwater County	4370 - 47 Ave	Same as applicant	\$75,000.00	15/60/2537RS	DO	Accessory Building - Storage Shed
20/03	Nina Beresford	4411 41 Ave	Bravo Company Medical Inc.	\$1,000.00	1/2/992-5795	DO	Office, Business
20/04	Angela DiStefano	5211 52 Street	same as app	\$1,000.00	13/55/3656RS	DO	Home Occupation - Class 1
20/05	Cailyn Boodt	6131 54 Street	Same as app	\$1,000.00	17/7/982-4116	DO	Home Occupation - Class 1
20/06	Dylan Wood	4919 43 Street, Bay 12	RVB Managements LTD.	\$1,000.00	3C / 62 / 762-0774	DO	Change in Use - Sales & Service Outlet for Automobiles, Trucks, Recreational Vehicles
20/07	Duz Cho Construction	4512 42 Ave	same as applicant	\$0.00	3/882-1506	DO	Accessory buildings & Main Building
20/08	Urban Systems Ltd.	1/1/042-4622	The Board of Trustees for the WRSD	\$926,570.70	1/1/0424622	DO	Accessory Building - Mechanical Room and Accessory Use - Splash Park
20/09	Greg and Karen Travis	6308 47 Ave	same as applicant	\$425,000.00	13/4/162-0330	DO	Detached Dwelling, covered deck, verandah, accessory building, cantilever
20/10	David Exley	5805 68 Ave Cl	David Exley	\$1,000.00	38/2/072-3036	DO	Accessory Uses - Patio (196.73 sq. ft.) and Front Step (8 sq. ft.)
20/11	RedRock Camps Inc	Lot north of Extra Foods	1598768 Alberta Ltd.	\$145,000.00	NE-27-39-7-W5M	DO	Temporary Buildings

**2020 BUILDING PERMITS  
TOWN OF ROCKY MOUNTAIN HOUSE**

Month	Permits	Residential	Commercial/ Industrial	Government/ Institutional	2020	2019
JAN.	4	\$ 600.00	\$ 6,000.00	\$ 75,000.00	\$ 81,600.00	0
FEB.	1		\$ 5,000.00		\$ 5,000.00	\$ 458,000.00
MARCH	1		\$ 145,000.00		\$ 145,000.00	\$ 541,000.00
APRIL					\$ -	\$ 357,900.00
MAY					\$ -	\$ 236,780.00
JUNE					\$ -	\$ 215,315.00
JULY					\$ -	\$ 813,604.67
AUG.					\$ -	\$ 386,000.00
SEPT.					\$ -	\$ 142,905.00
OCT.					\$ -	\$ 2,728,500.00
NOV.					\$ -	\$ 20,000.00
DEC.					\$ -	\$ 2,000.00
TOTAL 20	6	\$ 600.00	\$ 156,000.00	\$ 75,000.00	<b>2020 TOTAL</b>	<b>\$ 231,600.00</b>
TOTAL 19	60	\$ 2,540,167.67	\$ 1,813,220.00	\$ 1,546,617.00	2019 TOTAL	\$ 5,900,004.67
TOTAL 18	53	5,755,318.08	1,556,000.00	954,500.00	2018 TOTAL	\$ 8,265,818.08
TOTAL 17	48	2,179,400.00	1,659,519.00	344,000.00	2017 TOTAL	\$ 4,307,919.00
TOTAL 16	63	6,988,000.00	866,000.00	1,374,000.00	2016 TOTAL	\$ 9,228,000.00
TOTAL 15	82	5,101,000.00	5,051,000.00	686,000.00	2015 TOTAL	\$ 10,840,000.00
TOTAL 14	82	17,766,000.00	8,509,000.00	13,857,000.00	2014 TOTAL	\$ 40,132,000.00
TOTAL 13	81	4,061,000.00	8,637,000.00	300,000.00	2013 TOTAL	\$ 12,998,000.00
TOTAL 12	114	11,267,000.00	8,669,000.00	500,000.00	2012 TOTAL	\$ 20,436,000.00
TOTAL 11	71	5,993,000.00	1,395,000.00	11,000.00	2011 TOTAL	\$ 7,399,000.00
TOTAL10	75	6,512,000.00	7,837,000.00	12,178,000.00	2010 TOTAL	\$ 26,527,000.00
TOTAL09	100	7,024,000.00	3,944,000.00	628,000.00	2009 TOTAL	\$ 11,596,000.00
TOTAL08	94	11,641,000.00	8,052,000.00	459,000.00	2008 TOTAL	\$ 20,152,000.00

Building Permit Construction Value (\$)



\*these numbers do not reflect demolitions