



AGENDA
MUNICIPAL PLANNING COMMISSION MEETING
July 6, 2021
8:30 a.m.

Rotary Room – Christenson Sports & Wellness Centre (2nd Floor)

Call to Order

ITEM 1. AGENDA

PAGE #

- 1.1 Additions or Deletions

1

ITEM 2. MINUTES

- 2.1 MPC Regular Meeting Minutes – January 19, 2021

ITEM 3. DEVELOPMENT PERMIT APPLICATION

- 3.1 Applicant: Jordan Westera – Compass Geomatics Ltd. on behalf of Browood Developments Ltd.
Subdivision Application: To create twelve (12) bare land condominium units for multi-family residential purposes.
Land Use Designation: Medium Density Residential (RM)
Legal Land Description: Lot K / Block 1 Plan 202-1554

ITEM 4. DEVELOPMENT PERMITS STATS

- 4.1 Development Permits issued as of July 2, 2021

ITEM 5. BUILDING PERMIT STATS

- 5.1 Building Permits Construction Value for 2021 (as of July 2, 2021)

Adjournment

2.1



Municipal Planning Commission

Minutes of the Meeting

January 19, 2021

8:30 a.m.

Rocky Mountain House – Council Chambers

Call to Order at 8:29 a.m.

PRESENT: Randall Sugden, Chairperson and Member at Large
Councillor Len Phillips, Alternate Member
Councillor Michelle Narang
Alannah McLean, Member at Large
Kimberly McDonald, Member at Large (Via Zoom)

STAFF: Dean Schweder, Director of Planning & Development
Charlene Johnson, Senior Development Officer
Michael Fitzsimmons, Assistant Development Officer

GUESTS: Dave Auld, Applicant

1. AGENDA

1.1 Additions and Deletions

Moved by Councillor Len Phillips to approve the January 19, 2021, MPC Agenda.

Carried

2. MINUTES

2.1 MPC Organizational Meeting Minutes – December 15, 2020

Moved by Alannah McLean, Member at Large, to approve the December 15, 2020, MPC organizational meeting minutes.

Carried

2.2 MPC Regular Meeting Minutes – December 15, 2020

Moved by Councillor Michelle Narang to approve the December 15, 2020, MPC Regular Meeting Minutes.

Carried

3. DEVELOPMENT PERMIT APPLICATION

3.1 Development Permit Report – Permit # 21/03

Applicant: Dave Auld
Land Use Designation: General Residential (R-2)
Legal Land Description: Lot 16 / Block 3 / Plan 5018TR

Charlene Johnson, Senior Development Officer provided MPC with the report. The applicant is requesting a variance of 29% to the maximum building height (14.8 ft.) in the Land Use Bylaw to (19 ft.) Ms. Johnson highlighted that the two neighbours, on either side of him, expressed in writing that they have no issues on the 19 ft. height. Ms. Johnson visited the site and determined that the proposed accessory building should not affect the neighbor's views behind him because the garage will be lower than the existing home.

Ms. Johnson recommended that development permit 21/03 be approved.

Motion by Councillor Len Phillips, Alternate Member to approve Development Permit #21/03 with the conditions listed on the development permit.

Carried

4. DEVELOPMENT PERMIT STATS

4.1 Development Permits Stats Issued as of December 31, 2020

Members of the Commission were provided with an overview on all development permits issued in 2020.

Moved by Councillor Michelle Narang, to accept as information.

Carried

5. BUILDING PERMIT STATS

5.1 Building Permits Stats as of December 31, 2020

Members of the Commission were provided with an overview on building permit stats from 2020.

Moved by Councillor Len Phillips, Alternate Member to accept as information.

Carried

Adjournment: Moved by Alannah McLean, Member at Large to adjourn at 8:36 am.

RANDALL SUGDEN
CHAIRPERSON

MICHAEL FITZSIMMONS
RECORDING SECRETARY

/mf



SUBDIVISION REPORT

Subdivision Authority (MPC)
Town of Rocky Mountain House

June 29, 2021

Lot K, Block 1, Plan 202 1554

File Number: RMH21201

Proposal: To create twelve (12) bare land condominium units for multi-family residential purposes.

PURPOSE

To consider the subdivision of Lot K, Block 1, Plan 202 1554 in the Town of Rocky Mountain House in order to create twelve (12) bare land condominium units for multi-family residential purposes.

DISCUSSION

A Bare Land Condominium Plan is considered a plan of subdivision and requires Subdivision Authority approval pursuant to section 2 of the Condominium Property Act.

The registered land owners are proposing the subdivision of the subject parcels. The area to be subdivided and registered with Land Titles is approximately 0.17 hectares (0.42 acres) with Building A being 0.08 hectares (0.19 acres) and Building B being 0.09 hectares (0.23 acres). Building A will be split into 5 units and common space while Building B will be split into 6 units and common space. See Appendix C – Tentative Plan for the exact area of each unit.

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 Town of Rocky Mountain House & Clearwater County Intermunicipal Development Plan (Bylaw 07/19 LU) designates the subject parcels as *Residential*. Specific location, design and standards of residential subdivision and development are based on the policies of the Town's Municipal Development Plan and any applicable area structure plans.

MUNICIPAL DEVELOPMENT PLAN (MDP)

The Town of Rocky Mountain House Municipal Development Plan (Bylaw 2020/20) designates the subject parcels as Neighbourhood Residential. The proposed subdivision is consistent with the designated use and policies of the Municipal Development Plan.

LAND USE BYLAW (LUB)

The Town of Rocky Mountain House Land Use Bylaw (Bylaw No. 2020/19) designates the subject parcel as *Medium Density Residential District (RM)*.

The RM District is intended "to provide areas for medium density residential development with a mixture of housing types and complementary uses."

The minimum parcel width for a parcel containing a row house building is 6.0 m (19.7 ft). Each unit measures out to approximately 6.1 m in width meeting the minimum parcel width. There is no minimum parcel area requirement.

MUNICIPAL RESERVES

Municipal reserve dedication was previously provided in September 1958 through the registration of Plan 5064KS. Based on the above, municipal reserve dedication is not required for further subdivision.

SITE PHOTOS

A site inspection was completed on May 27, 2021 and the following images illustrate the general nature of the subject site.



Photo 1: View of Lot K, Block 1, Plan 202 1554 from 58A Street along the north boundary looking east.



Photo 2: View of Lot K, Block 1, Plan 202 1554 from the southwest corner looking east along the south parcel boundary.



Photo 3: View of Lot K, Block 1, Plan 202 1554 from the southeast corner looking north along the east parcel boundary.



Photo 4: View of Lot K, Block 1, Plan 202 1554 from the northeast corner looking west along the north parcel boundary.

ACCESS AND SERVICING CONSIDERATIONS

Access to Unit 1-11 is only available across Unit 12. Should future subdivision occur, the remainder of Unit 12 would become common property allowing the provision of access, parking and utilities to the remaining units. Until that time, a temporary easement and right of way will be required for access, parking and utilities across Unit 12 to the benefit of Units 1-11.

REFERRAL COMMENTS

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

There were no comments from Municipal staff.

Adjacent Landowners

One phone call and one written response was received from adjacent landowners, their comments are summarized below:

- Concerns regarding vandalism and mischief further development may bring to the area
- Concerns regarding completion of development and maintenance of structures
- Request that screening be erected and landscaping implemented

Phone Call:

- Curious about the subdivision process
- Concerned about future development and subdivision of the area

In response to concerns raised by adjacent landowners, Planning staff note:

- At this time, consideration is being given to subdivision of the existing structures and no new development will occur as a result of subdivision
- The existing development permit provides a landscaping plan and required securities to be provided until the landscaping is carried out (Please see the attached development permit 268268-28-D0059 as Appendix E)
- As a condition of the development permit privacy screening is required along the entire east boundary
- Completion and maintenance of structures is addressed through the development permit process allowing development to be carried out with reasonable diligence

Comments from Referral Agencies

- *Alberta Transportation – The subdivision proposal does not meet Section 14 or 15 of the Subdivision and Development Regulation. In 2018 a TIA was prepared with subdivision RMH18302 which included in scope the land use proposed in this application. The department offers no objections to the 2018 TIA and grants approval to grant variance of Section 14 and 15 of the Regulation.*
- *TELUS – No objection; However, protection of future facilities to provide service will be required by way of a joint use utility right of way, TELUS-named utility right of way or a public road.*
- *ATCO Gas - no objection*
- *ATCO Pipelines – No objection*
- *Fortis – No objection and no easement required*

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 referral municipal staff, referral agencies and adjacent landowners were presented to and considered by the subdivision authority as outlined in the subdivision report dated June 29, 2021.

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. Arrangements to be completed with and to the satisfaction of the Town of Rocky Mountain House for the provision of a parking and access easement, to the benefit of proposed Units 1-11 across Unit 12.
4. Arrangements to be completed with and to the satisfaction of the Town of Rocky Mountain House for the provision of a utility right of way for municipal water, wastewater and shallow utilities, to the benefit of proposed Units 1-11 across Unit 12.

Notes

- Please be advised that it is the applicant's responsibility to ensure that telecommunication services can be provided to the approved subdivision.

- Postal service arrangements with Canada Post are the responsibility of the developer for any new lot(s) being created.
- Works of any nature (ie: grading, paving, stockpiling, landscaping, berms, etc.) affecting surface rights of way must receive prior approval from the respective agency.



Scott Purich
Planner

Attachments

- Appendix A: *Municipal Government Act*, Approval of Application, Section 654
- Appendix B: Key Map
- Appendix C: Tentative Plan
- Appendix D: Referral Comments
- Appendix E: Development Permit 268268-28-D0059

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 growth plan under Part 17.1, 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 Part 17.1 and the regulations under those Parts, 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.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(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.

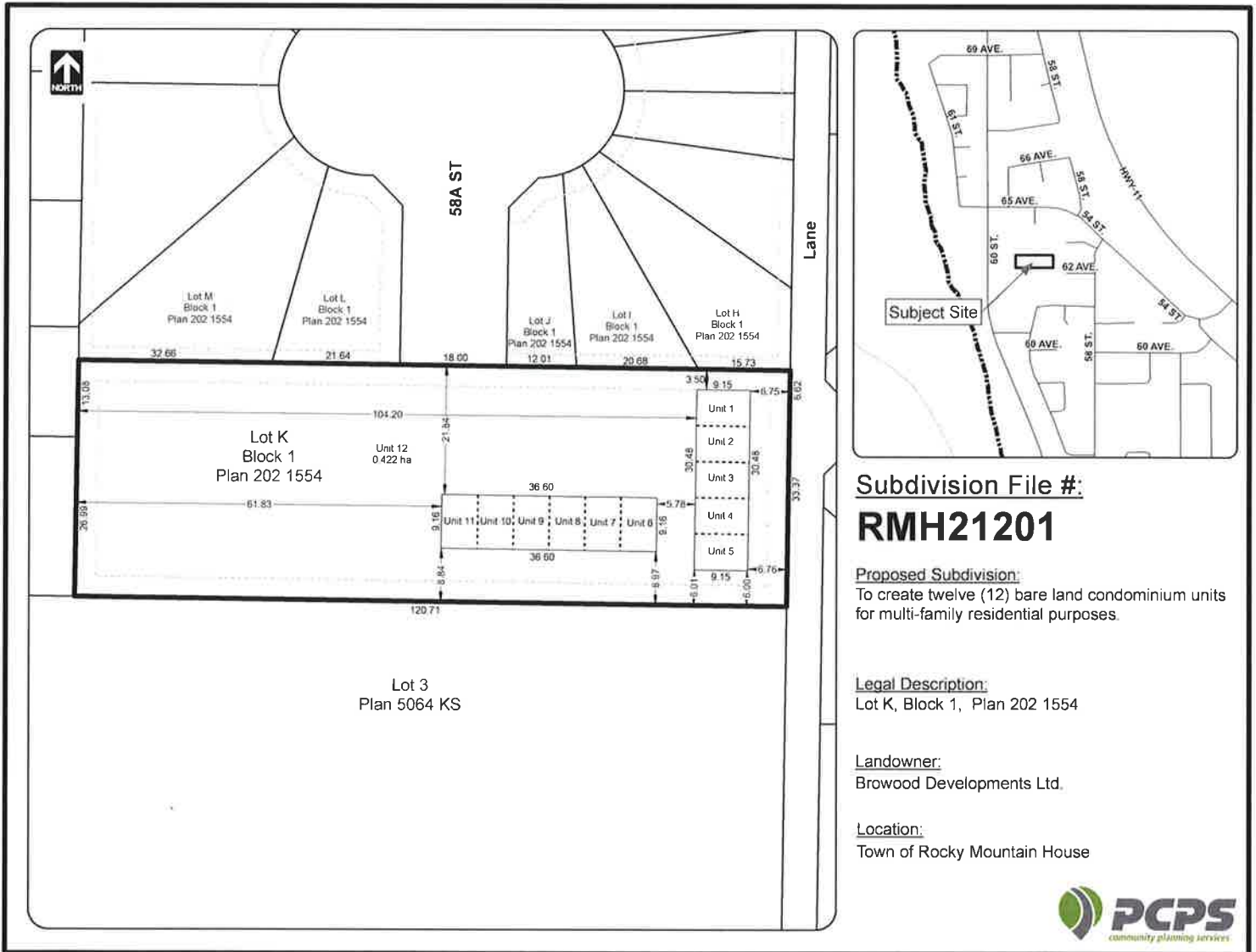
Section 7 – Subdivision and Development Regulations

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 for which the subdivision is intended.

Appendix B



Subdivision File #:

RMH21201

Proposed Subdivision:

To create twelve (12) bare land condominium units for multi-family residential purposes.

Legal Description:

Lot K, Block 1, Plan 202 1554

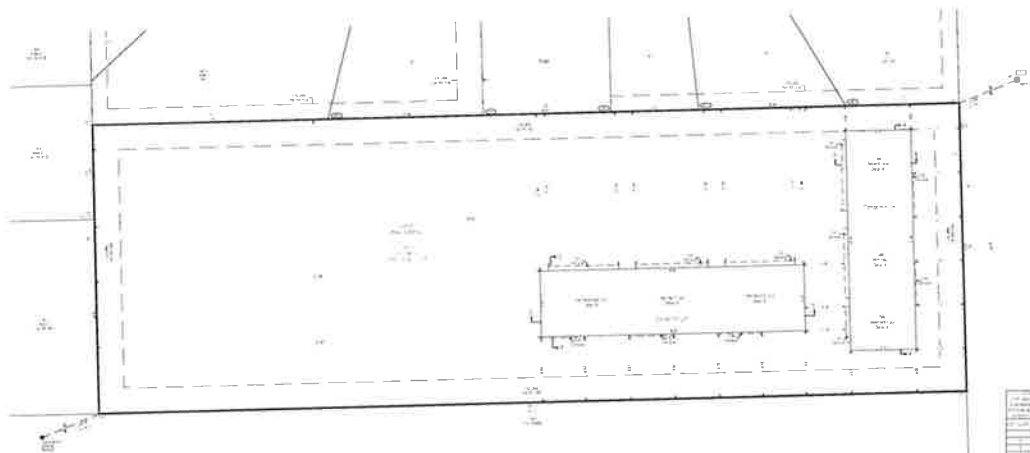
Landowner:

Browood Developments Ltd.

Location:

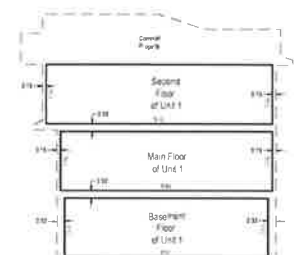
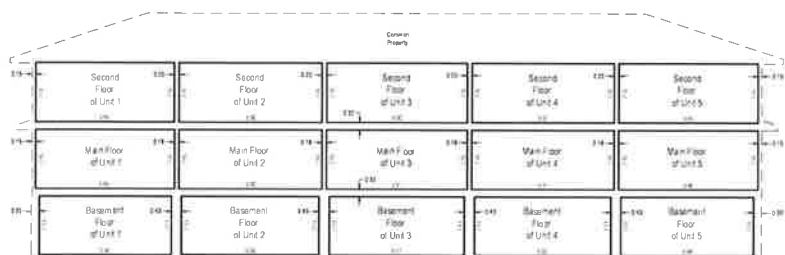
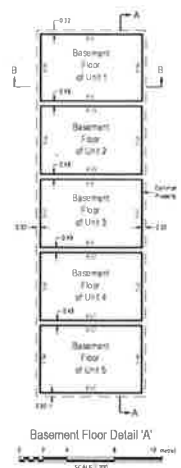
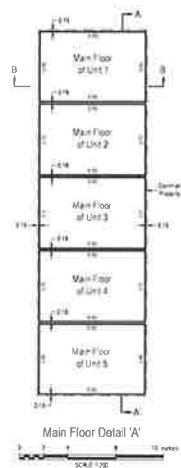
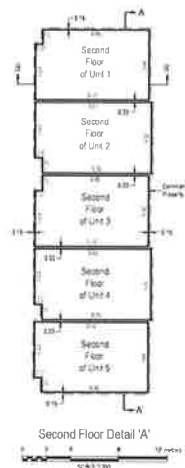
Town of Rocky Mountain House



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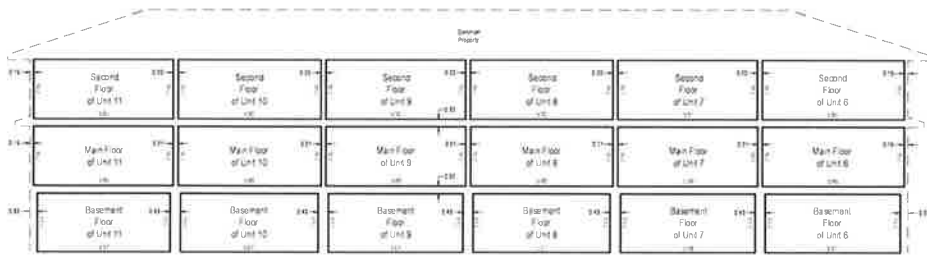
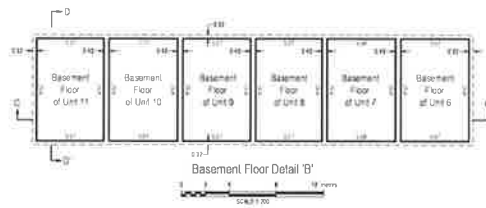
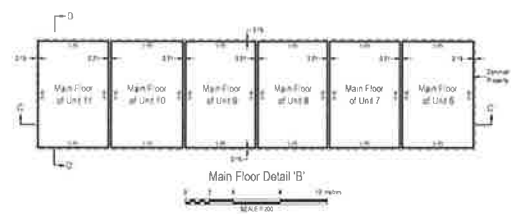
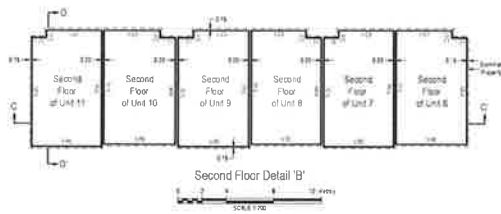
PLAN NO

Sheet 2.5

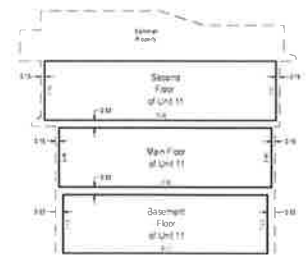


PLAN NO

Sheet 1



Building Sections C - C'
Not To Scale



Building Sections D - D'
Not To Scale

Appendix D



Delivery Services, Transportation
Central Region, Red Deer District
4920 - 51 Street
Red Deer, Alberta T4N 6K8

AT Reference No.: RSDP036380
AT File Number: RMH:NW27-39-07-W5(SUB)
Municipality File Number: RMH21201

June 29, 2021

Parkland Community Planning Services (PCPS)
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2
Email: Scott.Purich@pcps.ab.ca

Attention: Parkland Community Planning Services

Subject: Referral for the items identified below within Clearwater County ("Municipality")

Reference / File Number	Description	Location
RSDP036380-1	Subdivision Referral – RMH21201 Browood Developments Ltd. *REVISED*	Highway 11 NW-27-39-7-5 Lot K Block 1 Plan 2021554

This will acknowledge receipt of your circulation regarding the above noted proposal to create twelve (12) bare land condominium units for multi-family residential purposes, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 11. The department is currently protecting Highway 11 to a Multi-lane standard at this location.

The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation. In our review of the area found that Alberta Transportation requested a Traffic Impact Assessment (TIA) for the subdivision of the lands north of the subject lot in 2018. It is unclear if the Department received/responded to the TIA at the time, however, having reviewed the 2018 TIA as of the writing of this letter, the Department offers no objections to the 2018 TIA. The 2018 TIA contemplates the land use proposed in this application, and furthermore, the 2018 TIA reviewed the appropriate highway intersection and found that no highway improvements were needed as a result of this subdivision. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 of the Regulation should they choose to do so.

As the lands continue to develop, please be advised that Alberta Transportation requires municipalities ensure their approvals consider the impacts and provide mitigation on major transportation corridors – including provincial highway intersections.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Land and Property Rights Tribunal (formerly Municipal Government Board).

If you have any questions please contact the undersigned Development and Planning Technologist. Thank you for the referral and opportunity to comment.

Signed:

A handwritten signature in black ink, appearing to be 'Sandy Choi', written over a horizontal line.

Sandy Choi
Dev and Planning Tech
sandy.choi@gov.ab.ca
(403) 340 7179

Scott Purich

From: Circulations, HP <HP.Circulations@atco.com>
Sent: Thursday, June 24, 2021 2:23 PM
To: Scott Purich
Subject: 21-2208 Response - RMH21201 - Subdivision Referral
Attachments: RMH21201 - agency referral letter (June 2021).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Maira Wright

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

Maira.wright@atco.com

[ATCO.com](https://atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



From: Scott Purich <Scott.Purich@pcps.ab.ca>

Sent: Monday, June 7, 2021 8:45 AM

To: robert.shorten@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; setbackreferrals@aer.ca; historical.lup@gov.ab.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; @ Gas Land Department <land.admin@atcogas.com>; Circulations, HP <HP.Circulations@atco.com>; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; landserv@fortisalberta.com; ama.urbinsky@wrsd.ca; rod.steeves@rdcrs.ca

Subject: RMH21201 - Subdivision Referral

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

Good morning,

Please see the attached referral for subdivision application RMH21201 with the Town of Rocky Mountain House. Could we please have your comments by June 28, 2021.

Scott Purich

From: Carey, Kalie <Kalie.Carey@atco.com>
Sent: Wednesday, June 16, 2021 11:53 AM
To: Scott Purich
Subject: RE: RMH21201 - Subdivision Referral

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Please see the conditions below regarding the above mentioned file:

- ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any newly created lots. Any work of any nature whatsoever (i.e. paving, stockpiling, landscaping, berms, etc.) affecting the surface of ATCO Gas right-of-way must first receive prior written consent from **ATCO Gas Land Administration Department** at **780-420-8012** or email crossings@atcogas.com.
- There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Gas Service Admin Coordinator** at **780-420-7514** to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.
- There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer **Ruby Li** (Ruby.Li@ATCO.com) (587) 447-5275 to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner.
- **Deep Utilities:** Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.

Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.

If deviations are required please contact **Ruby Li** (Ruby.Li@ATCO.com) (587) 447-5275

- Clearance requirements from ATCO Gas pipelines for trees are as follows:
 - minimum of 1 meter from tree spade (hand expose the pipeline)
 - if work must be carried out on a line with trees above it, the trees must be removed
 - to minimize damage, root balls should clear the buried pipeline by 1.2 meters
 - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
 - Maintain a minimum clearance of 1.2meters from planted trees, prior written consent should be obtained through **ATCO Gas Land Administration Department** at **780-420-8012** or email crossings@atcogas.com

Thanks and have a great day!

Kalie Carey

Land Administrative Coordinator
ATCO Pipelines & Liquids Global Business Unit
P. 780 733 2796 F. 780 420 7364
A. 10035 – 105 Street, Edmonton, AB T5J 2V6

From: Scott Purich <Scott.Purich@pcps.ab.ca>

Sent: Monday, June 7, 2021 8:45 AM

To: robert.shorten@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; setbackreferrals@aer.ca; historical.lup@gov.ab.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; @ Gas Land Department <land.admin@atcogas.com>; Circulations, HP <HP.Circulations@atco.com>; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; landserv@fortisalberta.com; ama.urbinsky@wrsd.ca; rod.steeves@rdcrs.ca

Subject: RMH21201 - Subdivision Referral

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

Good morning,

Please see the attached referral for subdivision application RMH21201 with the Town of Rocky Mountain House. Could we please have your comments by June 28, 2021.

Thank you,

Scott Purich

Planner

Ph: 403.343.3394

Unit B, 4730 Ross Street

Red Deer, AB T4N 1X2



www.pcps.ca

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TELUS Communications Inc.

Right of Way Department
2930 Centre Avenue NE
Calgary, AB T2A 4Y2

Telephone 403-384-3066

E-mail rightofwayab@telus.com

May 11, 2021

TELUS File #: ABS2021-050

Circulation #: RMH21201

PCPS COMMUNITY PLANNING SERVICES

Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

Attention: Scott Purich

**RE: TELUS COMMUNICATIONS INC ('TELUS')
PROPOSED SUBDIVISION REPLY
PLAN 2021554; BLOCK 1; LOT K**

Pertaining to the application that has been made for subdivision over the above-mentioned land, TELUS has no objection to the subdivision application. However, protection of future facilities to provide service will be required by way of a TELUS-named utility right of way, a joint use utility right of way or public road.

We ask that you place our above requirement under the conditions of approval for this proposed subdivision.

Yours truly,

Mehgan Smith
Real Estate Manager
Rights of Way
Real Estate Department



Diana Pounall
Land Department

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

June 25, 2021

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

Attention: Scott Purich

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320098931

MD File No.: RMH21201

Location/Legal Description: NW 27-39-07 W5

Customer Name: Browood Developments 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 or by calling (403) 514-4783 for any questions.

Sincerely,

Diana Pounall

RE: 320098931

5826 62 Ave
Rocky Mountain House
Alberta, T4T 1N4

June 15, 2021

File No: RMH21201

PCPC
Unit B, 4730 Ross Street
Red Deer, Alberta T4N 1X2

Attention: Scott Purich:

Our residence is at the end of 62nd Ave cul de sac – as such, the development in question is across our back alley. We have full view of the completed 5 plex and the incomplete (no siding and no eaves-troughs) 6 plex which is adjacent to the church's chain link fence. To date there has been no landscaping and the proposed six foot high back alley fence has not been erected.

The present situation is quite unsightly and we are aware that there has been some vandalism to the windows of the units as well as some of the siding panels have been displaced and are missing. Our concern is that the proposal is to build additional units without completing and maintaining the existing structures.

Prior to any further development it would be desirable for the developer to

- 1.) complete the exterior of the existing 6 plex with siding and eaves troughs
- 2.) landscapes the existing structures
- 3.) erect the back alley fence

Unless these conditions are met it would be prudent for the planning commission to withhold the application as we have objections to the proposed subdivision.

I am still somewhat confused about the Land Use bylaw – the map outlining the proposed structures that was sent to us on July 5, 2018 does not really seem to match what has been developed – and what has been developed seems to fall under the discretionary use of the project. It would seem that the developer is following his/her own agenda.

Sincerely

Gillian and Bernard Ernewein
erneweinb@gmail.com

Appendix E



Schedule "A", Form "C"
Land Use Bylaw No. 11/11 LU
Town of Rocky Mountain
House

Development Permit

Development Involving:

Multiple housing developments: Row housing

Municipality No.: 18/59
Application No.: 268268-18-D0059
Application Date: Aug 30, 2018
Decision Date: Sep 4, 2018
Issue Date: Sep 25, 2018

Zoning: R-2 General Residential

On Lot: 3 Block: 2 Plan: 142-0703 Land section description:

Applicant		Contractor		Owner	
Name:	1940252 Alberta Ltd. O/A Browood Developments	Name:	1940252 Alberta Ltd. O/A Browood Developments	Name:	R & J Investments (Red Deer) Ltd.
Address:	7121 Henner's Road Lacombe, AB T4L 0C3	Address:	7121 Henner's Road Lacombe, AB T4L 0C3	Address:	28, 26534 TWP 384 Red Deer, AB T4E 1A1
Phone:	(403)302-7366	Phone:	(403)302-7366	Phone:	
Cell:		Cell:		Cell:	
Fax:		Fax:		Fax:	

Property Address:

ROCKY MOUNTAIN HOUSE, AB

APPROVED, subject to the following Conditions:

1. That the multiple housing development: Row housing, be located as per the submitted site plan.
2. That unless otherwise expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 11/11LU.
3. That the minimum parcel area for the multiple housing development; row housing- receive a reduction from 280m² to 220m² per dwelling unit which is a variance of 21% for each dwelling unit.
4. That a variance be granted for the number of units to be increased from 17 to 22 in relation to minimum parcel area calculations.
5. That a relaxation be granted in relation to the minimum rear yard requirements that each dwelling unit shall have a private, screened yard area of not less than 40m².
6. That a letter of credit or cheque payable to the Town of Rocky Mountain House (securities) required for 50% of the value of the estimated cost of the proposed paving/parking to ensure that such paving/parking is carried out with reasonable diligence. The condition of the security being that, if the paving/parking is not completed in accordance with this Bylaw and the development permit within one (1) construction

season after the completion of the development, then the amount fixed shall be available to the Town for its use in installing the required paving/parking.

7. That a letter of credit or cheque payable to the Town of Rocky Mountain House (securities) required up to 100% of the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The condition of the security being that, if the landscaping is not completed in accordance with this Bylaw and the development permit within one (1) growing season after the completion of the development, then the amount fixed shall be available to the Town for its use in installing the required landscaping/planting.
8. That all securities to be submitted prior to issuance of a building permit.
9. That privacy screening not less than 2 m (6.56 ft.) in height to be constructed along the entire east property boundary.
10. That the grading plan be submitted and be graded and drained as per S. 3.28 Surface and Sub-surface Drainage provisions of the Town of Rocky Mountain House Land Use Bylaw 11/11LU and shall otherwise be acceptable to the Director of Engineering and Operations.
11. That a site servicing plan be approved by the Director of Engineering and Operations.
12. That all roof drainage shall be directed onto the property.
13. That any buildings or decks not be located over any gas, water or utility service lines (Call Alberta One Call 1-800-242-3447).
14. That the erection or construction of gates, fences, walls or other means of enclosure are less than 1 m (3.28 ft.) in height in front yards and less than 2 m (6.56 ft.) in height in other yards.
15. That a commercial garbage container must be indicated on the site plan and be located in a screened enclosure in the side or rear yard.
16. That a valid building permit be obtained prior to construction.
17. That the approval be posted on the Town's bulletin board, in the Mountain Newspaper, and on the property for a twenty-one (21) day appeal period. As well, notification to be given to adjacent landowners.

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.



Signature of Development Officer

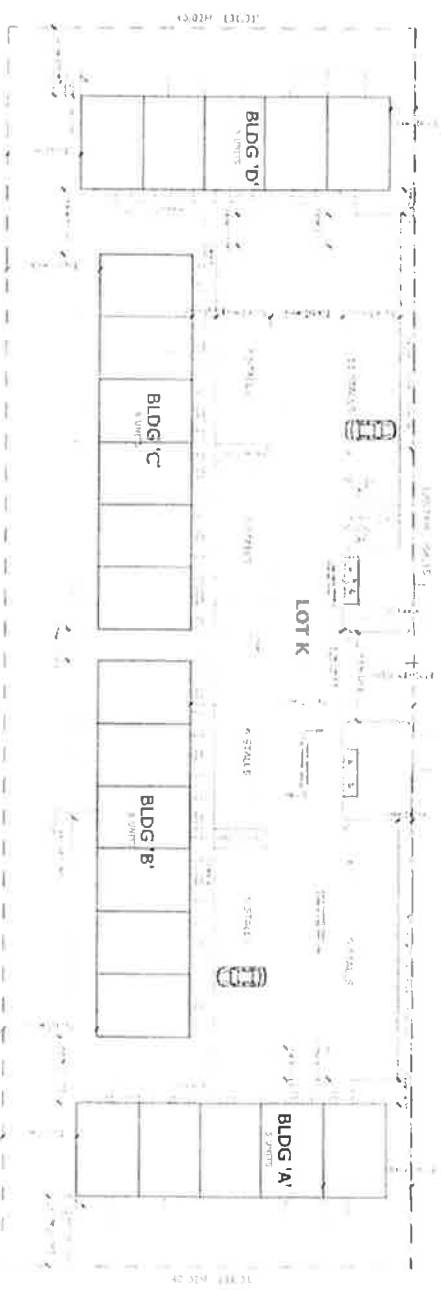
Issued By:
Charlene Johnson
Development Officer

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:

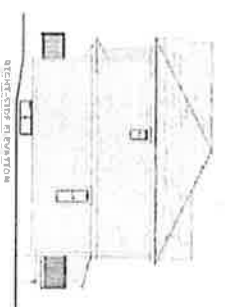
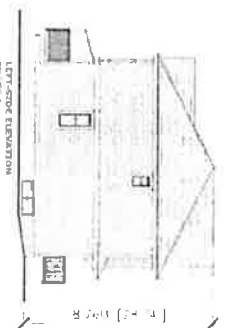
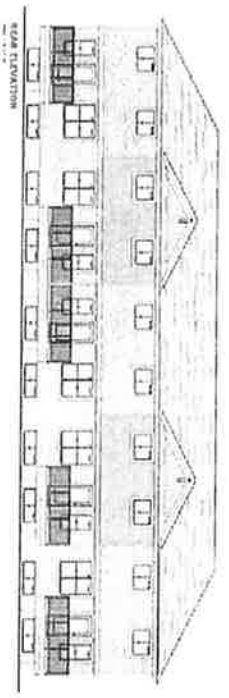
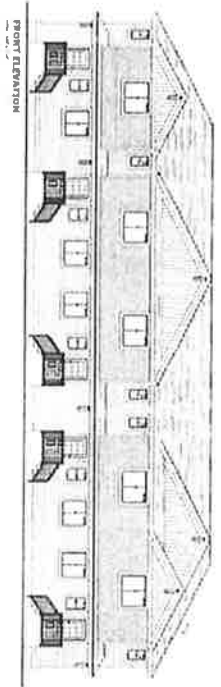
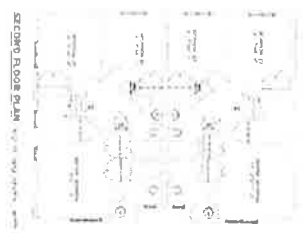
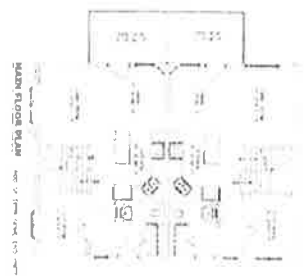
1. The issuance of a Development Permit in accordance with the Notice of Decision is subject to the condition that it does not become effective until twenty-one (21) days from the date of decision.
2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development 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 (21) days after the date the Development Permit is issued.
3. 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.
4. 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.
5. 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.
6. Prior to any work being performed within the municipal right of way an excavation permit must be obtained from the Engineering and Operations Department.



SITE PLAN

NOTES:

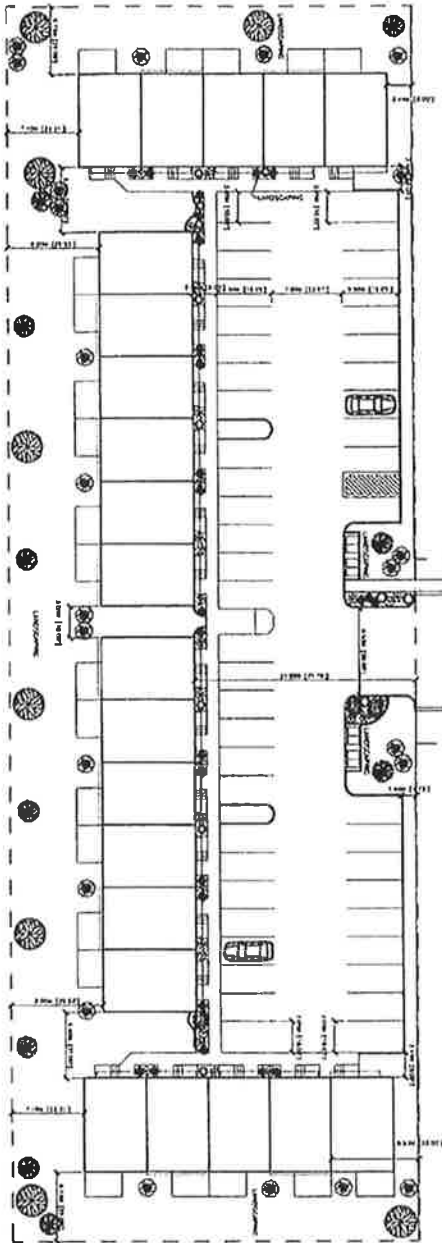
1. ALL DIMENSIONS ARE IN METERS.
2. THE LOT AREA IS 12,740.74 SQ. METERS.
3. THE TOTAL BUILDING AREA IS 1,061.50 SQ. METERS.
4. THE TOTAL LOT COVERAGE IS 8.33%.
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10. THE TOTAL LOT COVERAGE IS 8.33%.



<p>City of Rocky Mountain House 2024-25 2025-26 2026-27 2027-28 2028-29 2029-30 2030-31 2031-32 2032-33 2033-34 2034-35 2035-36 2036-37 2037-38 2038-39 2039-40 2040-41 2041-42 2042-43 2043-44 2044-45 2045-46 2046-47 2047-48 2048-49 2049-50 2050-51 2051-52 2052-53 2053-54 2054-55 2055-56 2056-57 2057-58 2058-59 2059-60 2060-61 2061-62 2062-63 2063-64 2064-65 2065-66 2066-67 2067-68 2068-69 2069-70 2070-71 2071-72 2072-73 2073-74 2074-75 2075-76 2076-77 2077-78 2078-79 2079-80 2080-81 2081-82 2082-83 2083-84 2084-85 2085-86 2086-87 2087-88 2088-89 2089-90 2090-91 2091-92 2092-93 2093-94 2094-95 2095-96 2096-97 2097-98 2098-99 2099-100 2100-101 2101-102 2102-103 2103-104 2104-105 2105-106 2106-107 2107-108 2108-109 2109-110 2110-111 2111-112 2112-113 2113-114 2114-115 2115-116 2116-117 2117-118 2118-119 2119-120 2120-121 2121-122 2122-123 2123-124 2124-125 2125-126 2126-127 2127-128 2128-129 2129-130 2130-131 2131-132 2132-133 2133-134 2134-135 2135-136 2136-137 2137-138 2138-139 2139-140 2140-141 2141-142 2142-143 2143-144 2144-145 2145-146 2146-147 2147-148 2148-149 2149-150 2150-151 2151-152 2152-153 2153-154 2154-155 2155-156 2156-157 2157-158 2158-159 2159-160 2160-161 2161-162 2162-163 2163-164 2164-165 2165-166 2166-167 2167-168 2168-169 2169-170 2170-171 2171-172 2172-173 2173-174 2174-175 2175-176 2176-177 2177-178 2178-179 2179-180 2180-181 2181-182 2182-183 2183-184 2184-185 2185-186 2186-187 2187-188 2188-189 2189-190 2190-191 2191-192 2192-193 2193-194 2194-195 2195-196 2196-197 2197-198 2198-199 2199-200 2200-201 2201-202 2202-203 2203-204 2204-205 2205-206 2206-207 2207-208 2208-209 2209-210 2210-211 2211-212 2212-213 2213-214 2214-215 2215-216 2216-217 2217-218 2218-219 2219-220 2220-221 2221-222 2222-223 2223-224 2224-225 2225-226 2226-227 2227-228 2228-229 2229-230 2230-231 2231-232 2232-233 2233-234 2234-235 2235-236 2236-237 2237-238 2238-239 2239-240 2240-241 2241-242 2242-243 2243-244 2244-245 2245-246 2246-247 2247-248 2248-249 2249-250 2250-251 2251-252 2252-253 2253-254 2254-255 2255-256 2256-257 2257-258 2258-259 2259-260 2260-261 2261-262 2262-263 2263-264 2264-265 2265-266 2266-267 2267-268 2268-269 2269-270 2270-271 2271-272 2272-273 2273-274 2274-275 2275-276 2276-277 2277-278 2278-279 2279-280 2280-281 2281-282 2282-283 2283-284 2284-285 2285-286 2286-287 2287-288 2288-289 2289-290 2290-291 2291-292 2292-293 2293-294 2294-295 2295-296 2296-297 2297-298 2298-299 2299-300 2300-301 2301-302 2302-303 2303-304 2304-305 2305-306 2306-307 2307-308 2308-309 2309-310 2310-311 2311-312 2312-313 2313-314 2314-315 2315-316 2316-317 2317-318 2318-319 2319-320 2320-321 2321-322 2322-323 2323-324 2324-325 2325-326 2326-327 2327-328 2328-329 2329-330 2330-331 2331-332 2332-333 2333-334 2334-335 2335-336 2336-337 2337-338 2338-339 2339-340 2340-341 2341-342 2342-343 2343-344 2344-345 2345-346 2346-347 2347-348 2348-349 2349-350 2350-351 2351-352 2352-353 2353-354 2354-355 2355-356 2356-357 2357-358 2358-359 2359-360 2360-361 2361-362 2362-363 2363-364 2364-365 2365-366 2366-367 2367-368 2368-369 2369-370 2370-371 2371-372 2372-373 2373-374 2374-375 2375-376 2376-377 2377-378 2378-379 2379-380 2380-381 2381-382 2382-383 2383-384 2384-385 2385-386 2386-387 2387-388 2388-389 2389-390 2390-391 2391-392 2392-393 2393-394 2394-395 2395-396 2396-397 2397-398 2398-399 2399-400 2400-401 2401-402 2402-403 2403-404 2404-405 2405-406 2406-407 2407-408 2408-409 2409-410 2410-411 2411-412 2412-413 2413-414 2414-415 2415-416 2416-417 2417-418 2418-419 2419-420 2420-421 2421-422 2422-423 2423-424 2424-425 2425-426 2426-427 2427-428 2428-429 2429-430 2430-431 2431-432 2432-433 2433-434 2434-435 2435-436 2436-437 2437-438 2438-439 2439-440 2440-441 2441-442 2442-443 2443-444 2444-445 2445-446 2446-447 2447-448 2448-449 2449-450 2450-451 2451-452 2452-453 2453-454 2454-455 2455-456 2456-457 2457-458 2458-459 2459-460 2460-461 2461-462 2462-463 2463-464 2464-465 2465-466 2466-467 2467-468 2468-469 2469-470 2470-471 2471-472 2472-473 2473-474 2474-475 2475-476 2476-477 2477-478 2478-479 2479-480 2480-481 2481-482 2482-483 2483-484 2484-485 2485-486 2486-487 2487-488 2488-489 2489-490 2490-491 2491-492 2492-493 2493-494 2494-495 2495-496 2496-497 2497-498 2498-499 2499-500 2500-501 2501-502 2502-503 2503-504 2504-505 2505-506 2506-507 2507-508 2508-509 2509-510 2510-511 2511-512 2512-513 2513-514 2514-515 2515-516 2516-517 2517-518 2518-519 2519-520 2520-521 2521-522 2522-523 2523-524 2524-525 2525-526 2526-527 2527-528 2528-529 2529-530 2530-531 2531-532 2532-533 2533-534 2534-535 2535-536 2536-537 2537-538 2538-539 2539-540 2540-541 2541-542 2542-543 2543-544 2544-545 2545-546 2546-547 2547-548 2548-549 2549-550 2550-551 2551-552 2552-553 2553-554 2554-555 2555-556 2556-557 2557-558 2558-559 2559-560 2560-561 2561-562 2562-563 2563-564 2564-565 2565-566 2566-567 2567-568 2568-569 2569-570 2570-571 2571-572 2572-573 2573-574 2574-575 2575-576 2576-577 2577-578 2578-579 2579-580 2580-581 2581-582 2582-583 2583-584 2584-585 2585-586 2586-587 2587-588 2588-589 2589-590 2590-591 2591-592 2592-593 2593-594 2594-595 2595-596 2596-597 2597-598 2598-599 2599-600 2600-601 2601-602 2602-603 2603-604 2604-605 2605-606 2606-607 2607-608 2608-609 2609-610 2610-611 2611-612 2612-613 2613-614 2614-615 2615-616 2616-617 2617-618 2618-619 2619-620 2620-621 2621-622 2622-623 2623-624 2624-625 2625-626 2626-627 2627-628 2628-629 2629-630 2630-631 2631-632 2632-633 2633-634 2634-635 2635-636 2636-637 2637-638 2638-639 2639-640 2640-641 2641-642 2642-643 2643-644 2644-645 2645-646 2646-647 2647-648 2648-649 2649-650 2650-651 2651-652 2652-653 2653-654 2654-655 2655-656 2656-657 2657-658 2658-659 2659-660 2660-661 2661-662 2662-663 2663-664 2664-665 2665-666 2666-667 2667-668 2668-669 2669-670 2670-671 2671-672 2672-673 2673-674 2674-675 2675-676 2676-677 2677-678 2678-679 2679-680 2680-681 2681-682 2682-683 2683-684 2684-685 2685-686 2686-687 2687-688 2688-689 2689-690 2690-691 2691-692 2692-693 2693-694 2694-695 2695-696 2696-697 2697-698 2698-699 2699-700 2700-701 2701-702 2702-703 2703-704 2704-705 2705-706 2706-707 2707-708 2708-709 2709-710 2710-711 2711-712 2712-713 2713-714 2714-715 2715-716 2716-717 2717-718 2718-719 2719-720 2720-721 2721-722 2722-723 2723-724 2724-725 2725-726 2726-727 2727-728 2728-729 2729-730 2730-731 2731-732 2732-733 2733-734 2734-735 2735-736 2736-737 2737-738 2738-739 2739-740 2740-741 2741-742 2742-743 2743-744 2744-745 2745-746 2746-747 2747-748 2748-749 2749-750 2750-751 2751-752 2752-753 2753-754 2754-755 2755-756 2756-757 2757-758 2758-759 2759-760 2760-761 2761-762 2762-763 2763-764 2764-765 2765-766 2766-767 2767-768 2768-769 2769-770 2770-771 2771-772 2772-773 2773-774 2774-775 2775-776 2776-777 2777-778 2778-779 2779-780 2780-781 2781-782 2782-783 2783-784 2784-785 2785-786 2786-787 2787-788 2788-789 2789-790 2790-791 2791-792 2792-793 2793-794 2794-795 2795-796 2796-797 2797-798 2798-799 2799-800 2800-801 2801-802 2802-803 2803-804 2804-805 2805-806 2806-807 2807-808 2808-809 2809-810 2810-811 2811-812 2812-813 2813-814 2814-815 2815-816 2816-817 2817-818 2818-819 2819-820 2820-821 2821-822 2822-823 2823-824 2824-825 2825-826 2826-827 2827-828 2828-829 2829-830 2830-831 2831-832 2832-833 2833-834 2834-835 2835-836 2836-837 2837-838 2838-839 2839-840 2840-841 2841-842 2842-843 2843-844 2844-845 2845-846 2846-847 2847-848 2848-849 2849-850 2850-851 2851-852 2852-853 2853-854 2854-855 2855-856 2856-857 2857-858 2858-859 2859-860 2860-861 2861-862 2862-863 2863-864 2864-865 2865-866 2866-867 2867-868 2868-869 2869-870 2870-871 2871-872 2872-873 2873-874 2874-875 2875-876 2876-877 2877-878 2878-879 2879-880 2880-881 2881-882 2882-883 2883-884 2884-885 2885-886 2886-887 2887-888 2888-889 2889-890 2890-891 2891-892 2892-893 2893-894 2894-895 2895-896 2896-897 2897-898 2898-899 2899-900 2900-901 2901-902 2902-903 2903-904 2904-905 2905-906 2906-907 2907-908 2908-909 2909-910 2910-911 2911-912 2912-913 2913-914 2914-915 2915-916 2916-917 2917-918 2918-919 2919-920 2920-921 2921-922 2922-923 2923-924 2924-925 2925-926 2926-927 2927-928 2928-929 2929-930 2930-931 2931-932 2932-933 2933-934 2934-935 2935-936 2936-937 2937-938 2938-939 2939-940 2940-941 2941-942 2942-943 2943-944 2944-945 2945-946 2946-947 2947-948 2948-949 2949-950 2950-951 2951-952 2952-953 2953-954 2954-955 2955-956 2956-957 2957-958 2958-959 2959-960 2960-961 2961-962 2962-963 2963-964 2964-965 2965-966 2966-967 2967-968 2968-969 2969-970 2970-971 2971-972 2972-973 2973-974 2974-975 2975-976 2976-977 2977-978 2978-979 2979-980 2980-981 2981-982 2982-983 2983-984 2984-985 2985-986 2986-987 2987-988 2988-989 2989-990 2990-991 2991-992 2992-993 2993-994 2994-995 2995-996 2996-997 2997-998 2998-999 2999-1000 3000-1001 3001-1002 3002-1003 3003-1004 3004-1005 3005-1006 3006-1007 3007-1008 3008-1009 3009-1010 3010-1011 3011-1012 3012-1013 3013-1014 3014-1015 3015-1016 3016-1017 3017-1018 3018-1019 3019-1020 3020-1021 3021-1022 3022-1023 3023-1024 3024-1025 3025-1026 3026-1027 3027-1028 3028-1029 3029-1030 3030-1031 3031-1032 3032-1033 3033-1034 3034-1035 3035-1036 3036-1037 3037-1038 3038-1039 3039-1040 3040-1041 3041-1042 3042-1043 3043-1044 3044-1045 3045-1046 3046-1047 3047-1048 3048-1049 3049-1050 3050-1051 3051-1052 3052-1053 3053-1054 3054-1055 3055-1056 3056-1057 3057-1058 3058-1059 3059-1060 3060-1061 3061-1062 3062-1063 3063-1064 3064-1065 3065-1066 3066-1067 3067-1068 3068-1069 3069-1070 3070-1071 3071-1072 3072-1073 3073-1074 3074-1075 3075-1076 3076-1077 3077-1078 3078-1079 3079-1080 3080-1081 3081-1082 3082-1083 3083-1084 3084-1085 3085-1086 3086-1087 3087-1088 3088-1089 3089-1090 3090-1091 3091-1092 3092-1093 3093-1094 3094-1095 3095-1096 3096-1097 3097-1098 3098-1099 3099-1100 3100-1101 3101-1102 3102-1103 3103-1104 3104-1105 3105-1106 3106-1107 3107-1108 3108-1109 3109-1110 3110-1111 3111-1112 3112-1113 3113-1114 3114-1115 3115-1116 3116-1117 3117-1118 3118-1119 3119-1120 3120-1121 3121-1122 3122-1123 3123-1124 3124-1125 3125-1126 3126-1127 3127-1128 3128-1129 3129-1130 3130-1131 3131-1132 3132-1133 3133-1134 3134-1135 3135-1136 3136-1137 3137-1138 3138-1139 3139-1140 3140-1141 3141-1142 3142-1143 3143-1144 3144-1145 3145-1146 3146-1147 3147-1148 3148-1149 3149-1150 </p>
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LANDSCAPING PLAN

SCALE: 1" = 20' - 0"



- LANDSCAPING LEGEND:**
- 1" = 1" TREE (1" DIA. @ 10' HGT.)
 - 2" = 2" TREE (2" DIA. @ 10' HGT.)
 - 4" = 4" TREE (4" DIA. @ 10' HGT.)
 - 6" = 6" TREE (6" DIA. @ 10' HGT.)
 - 8" = 8" TREE (8" DIA. @ 10' HGT.)
 - 10" = 10" TREE (10" DIA. @ 10' HGT.)
 - 12" = 12" TREE (12" DIA. @ 10' HGT.)
 - 14" = 14" TREE (14" DIA. @ 10' HGT.)
 - 16" = 16" TREE (16" DIA. @ 10' HGT.)
 - 18" = 18" TREE (18" DIA. @ 10' HGT.)
 - 20" = 20" TREE (20" DIA. @ 10' HGT.)
 - 22" = 22" TREE (22" DIA. @ 10' HGT.)
 - 24" = 24" TREE (24" DIA. @ 10' HGT.)
 - 26" = 26" TREE (26" DIA. @ 10' HGT.)
 - 28" = 28" TREE (28" DIA. @ 10' HGT.)
 - 30" = 30" TREE (30" DIA. @ 10' HGT.)
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 - 84" = 84" TREE (84" DIA. @ 10' HGT.)
 - 86" = 86" TREE (86" DIA. @ 10' HGT.)
 - 88" = 88" TREE (88" DIA. @ 10' HGT.)
 - 90" = 90" TREE (90" DIA. @ 10' HGT.)
 - 92" = 92" TREE (92" DIA. @ 10' HGT.)
 - 94" = 94" TREE (94" DIA. @ 10' HGT.)
 - 96" = 96" TREE (96" DIA. @ 10' HGT.)
 - 98" = 98" TREE (98" DIA. @ 10' HGT.)
 - 100" = 100" TREE (100" DIA. @ 10' HGT.)

<p>PRELIMINARY PROPOSAL LANDSCAPING</p>	<p>22 UNIT MULTI HOUSING DEVELOPMENT FOR BROWOOD DEVELOPMENTS ROCKY MOUNTAIN HOUSE, ALBERTA</p>		<p>Rick Bobi Architect Ltd. 1001 12th Ave SW Calgary, Alberta T2N 1G4 403 253 7831, 403 253 5078 Fax</p>
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Development Permits as of January 1st, 2021

4.1

Permit #	Applicant Name	Development Location	Owner's Name	Legal	Appr	Type of Development
21/01	Camelle Helman	5607 60 Ave	Julenna Anne Cuthill	46/3/8020828	DO	Home Occupation - Class 2
21/02	Grillers Steakhouse / 1668309 AB Ltd.	4819 - 45 St	1297211 AB Ltd.	3/60/5214KS	DO	Accessory Use - Drinking Establishment
21/03	Dave Auld	5307 57 St	same as app	16/3/5018TR	MPC	Accessory Building
21/04	Roxann & Jenni Milne	5907 - 67 Ave	Roxann & Kevin Milne	77/1/082-9368	DO	Home Occupation - Class 2
21/05	Trueman Clark/West Country Arms	4204 52 Ave	Echo Fluid Levels	1/4/942-1108	DO	Retail Sales
21/06	Katrina Hostland	4607 - 59 St	Katrina and Nathan Hostland	6/1/972-0321	DO	Home Occupation Class 1
21/07	Hy-Tek Computers	4536 43 St	CEL Quality Services	5/66/812-2535	DO	Office Trailer & Tower
21/08	Westland Dance Co. Ltd	5019 - 45 St	1739096 AB Ltd.	2 / 61 / 5429KS	DO	Change of Use - Commercial Recreation
21/09	Jason Defoor	#23, 4308 - 42 Ave	Christopher and Valerie Newt	1 / 802-2053	DO	Home Occupation - Class 2
21/10	1947776 Alberta Ltd.	4416 - 45A Ave	Same as applicant	8 / 37 / 5990KS	DO	Demolition - Detached Dwelling and /
21/11	Jaquelyn Rose Willier	5227 56A St Cl	Same as applicant	16/ 5/ 2981RS	DO	Secondary Residence - Class 2 and Acc
21/12	Dalmane Owchar	4120 52 Ave	Same as applicant	4 /407TR	DO	Home Occupation - Class 2
21/13	Courtlin Quinn	6321A 47 Ave	Plan has not been endorsed y	3/1/212-	DO	Detached Dwelling, attached garage, i
21/14	Angie (Yin Zhu) Lin	Bay #5, 5020 50 St	RVB Management LTD	41/13/862-2145	DO	Change in Occupancy - Personal Servi
21/15	Brad Telgan	5340 - 59 Ave	Church of the Nazarene (Rock	1/6/772-2764	DO	Child Care Facility
21/16	Lynn Smith	4704 46 Street	1210028 Alberta Ltd.	13-14/32/101AJ	DO	Personal Services
21/17	Clearwater County, Jay Richards	4401 44 Ave	Clearwater County	4/1/142-3962	DO	Accessory Building
21/18	Ken Didychuk	5320 - 52 St Cl	Same as applicant	5/56/2168RS	DO	Secondary Residence - Class 1
21/19	Rustic Greens Inc. C&B Rusk	4403 47 Ave	Rustic Greens Inc.	6/37/5990KS	DO	Cannabis Production
21/20	Jason Stenberg	4411 45 Ave	1119932 Alberta Ltd.	1/67/81202535	DO	Retail
21/21	Rockies Lounge	4904 - 48 Ave	Henry Mah and Amy Mah	3/1/882-0185	DO	Accessory Use - Temporary Patio
21/22	Jaryd Shippelt	5620 - 56A Ave	Same as app	78/1/5018TR	DO	Accessory Use - Shed
21/23	Spiros Psarlanos	4504 48 Ave	Vasillos Holdings Ltd.	7-8/34/81HW	DO	Temporary outdoor patio
21/24	Corey Robinson	#31, 5311 60 St	Prestigious Properties MHP GI	36/7/882-2031	DO	Manufactured Home with Accessory U
21/25	Steel River SICIM Pipeline	4203 - 45 Street	Car-Man Properties Ltd.	1/1/832-2979	DO	Temporary Use - Contractor Services
21/26	Cucinas/Kimberly Kim	5207 48 St	Ron Mor Holdings	4/1/094-0993	DO	Temporary outdoor patio
21/27	Shane Bonafice	5355 56 St	same as app	39/1/5018TR	DO	Accessory building

Permit	Applicant Name	Development Location	Owner's Name	Legal	App	Type of Development
21/27	Shane Bonafice	5355 56 St	same as app	39/1/5018TR	DO	Accessory building
21/28	Ina Clark	5008 - 55 St	Same as app	22/41/4286NY	DO	Home Occupation - Class 2
21/29	Rocky's Donair	5103 46 St	Shadow Holdings Ltd.	5A/61/7620762	DO	Temporary outdoor patio
21/30	Angie Mellett	6008 43 Ave Close	Angie Mellett	14/3/032-6143	DO	Deck
21/31	Dixon Pollard	5604 52A Ave	Dixon Pollard	21/5/2981RS	DO	Accessory Use - Deck with Stairs
21/32	Arin-Lea Hilton	5712 - 59 Ave	Same as applicant	13/4/802-0828	DO	Home Occupation - Class 2
21/33	David Evans	6006 44 Ave	Same as applicant	9/8/042-6243	DO	Accessory Building - Detached Garage, /
21/34	Dave & Marilyn Dormuth	6311 47 Ave	same as app	1/1/802-0339	DO	Demolition
21/35	CBRE - C/O Merrill Moore	4419 - 45 St	Suncor Energy Products - C/O	2/42/782-0476	DO	Accessory Use - Mobile Office, Tempor
21/36	W. Pang Surveys Inc.	4915 43 St	Pacific Western Real Estate Co	3D/62/762-0774	DO	Accessory Building - Warehouse and Ac
21/37	Town of Rocky Mountain House	5116 - 52 St	Town of Rocky Mountain House	15/14/101AJ	DO	Accessory Use - Flag Poles (x5)
21/38	Mary Ghazoul/Aadel Tanous	5317 - 57 Ave	Same as applicant	13/7/772-2764	DO	Accessory Use - Hard Surfacing Concrete
21/39	Stephen Courtis	5912 56 St	Same as applicant	44/3/782-3394	DO	Accessory Building - Shed
21/40	Dennis Bonilla	4612 50 Ave	Same as applicant	14/8/3024KS	DO	Accessory Building - Carport and Gazebo
21/41	Chris Hudson	#305 4716 47 Ave	1382425 AB LTD.	7A-8A/31/6339I	DO	Home Occupation - Class 1
21/42	Scott Sheldrake	5603 55 Ave	Same as applicant	53/1/5018TR	DO	Solar Energy Device on Accessory Buildi
21/43	Paul Taschuk	5804-60 St	Same as applicant	4/1/822-0702	DO	Accessory Use - Existing Deck for Home
21/44	Erin Cooper	5115-50 St	Mabel Mah	42/5/792-0353	DO	Retail Sales Establishment
21/45	Johannes Van Der Wind	4411 41 Ave	Bravo Company Medical Inc.	1/2/992-5795	DO	Light Repair Services
21/46	Kerry Liebig, Laurie Stilling, Shawna Ke	4924 51 St	Bella Vandenbrink	28-29/19/101AJ	DO	Retail Sales and Personal Services
21/47	Ken Ackerboom	4324 44 St	Evergreen Co-op	13/42/062-7103	DO	Accessory Use - Cardlock for Above Gro
21/48	Broder Developments Ltd.	6312 - 58A St	Browood Developments Ltd.	Q/1/202-1554	DO	Detached Dwelling with Attached Garag
21/49	Marina Kulich	5307- 55 St	Marina Kulich	31/1/2217MC	DO	Home Occupation - Class 1
21/50	Kalyn Innovations Ltd.	4323 - 46 St	Rocky Mtn. Storage	9/1/202-1217	DO	Accessory Building - Cold Storage Shed
21/51	Noel Vilamijana	4504 - 42 St	Clearwater County	11/65/042-5361	DO	Accessory Use - Hard-Surfaced Concrete
21/52	Amber Eytcheson	Unit A - 5132 48 St	RVB Managements Ltd.	35/6/101AJ	DO	Home Occupation - Class 1
21/53	Jordan McCrindle	6007 - 67 Ave	Same as applicant	11/2/862-1590	DO	Accessory Use - Deck With Steps

5.1

**2021 BUILDING PERMITS
TOWN OF ROCKY MOUNTAIN HOUSE**

Month	Permits	Residential	Commercial/ Industrial	Government/ Institutional	2021	2020
JAN.	4	\$ 50,000.00	\$ 132,500.00		\$ 182,500.00	\$82,000.00
FEB.	3		\$ 111,000.00		\$ 111,000.00	\$ 5,000.00
MARCH	4	\$ 31,000.00	\$ 2,000.00		\$ 33,000.00	\$ 145,000.00
APRIL	9	\$ 105,000.00	\$ 11,000.00		\$ 116,000.00	\$ 397,000.00
MAY	9	\$ 662,000.00	\$ -	\$ 235,000.00	\$ 897,000.00	\$ 64,000.00
JUNE					\$ -	\$ 80,000.00
JULY					\$ -	\$ 41,000.00
AUG.					\$ -	\$ 759,000.00
SEPT.					\$ -	\$ 2,749,100.00
OCT.					\$ -	\$ 99,000.00
NOV.					\$ -	\$ 19,500.00
DEC.					\$ -	\$ 200,000.00
TOTAL 21	29	\$ 848,000.00	\$ 256,500.00	\$ 235,000.00	2021 TOTAL	\$ 1,339,500.00
TOTAL 20	65	\$ 3,029,600.00	\$ 683,000.00	\$ 928,000.00	2020 TOTAL	\$ 4,640,600.00
TOTAL 19	60	\$ 1,925,000.00	\$ 2,917,000.00	\$ 547,000.00	2019 TOTAL	\$ 5,389,000.00
TOTAL 18	53	\$ 5,756,000.00	\$ 1,556,000.00	\$ 955,000.00	2018 TOTAL	\$ 8,267,000.00
TOTAL 17	48	\$ 2,180,000.00	\$ 1,660,000.00	\$ 344,000.00	2017 TOTAL	\$ 4,184,000.00
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
TOTAL 10	75	\$ 6,512,000.00	\$ 7,837,000.00	\$ 12,178,000.00	2010 TOTAL	\$ 26,527,000.00
TOTAL 09	100	\$ 7,024,000.00	\$ 3,944,000.00	\$ 628,000.00	2009 TOTAL	\$ 11,596,000.00

