



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

Development Permit

Development Involving:

Light Repair Services and Dwelling Unit - 560 sq. ft.
Discretionary Use

Municipality No.: 20/41
Application No.: 268268-20-D0041
Application Date: Jun 23, 2020
Decision Date: Jul 28, 2020
Issue Date: Aug 18, 2020

Zoning: (C) Central Commercial

On Lot: 20-21 Block: 18 Plan: 101AJ Land section description:

Applicant

Name: Barry Bourne
Address:

Contractor

Name:
Address:

Owner

Name: Barry Bourne
Address:

Phone:

Cell:

Fax:

Phone:

Cell:

Fax:

Phone:

Cell:

Fax:

Property Address:

4932 52 Street
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the use be deemed Light Repair Services with a Dwelling Unit and be located as per the submitted floor 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 development is subject to the following condition: The number of patrons will be limited to one patron on site at a time.**
4. **That the development is subject to the following condition: hours of operation will be limited to 8:00 a.m. to 5:00 p.m.**
5. **That screening in the form of a fence be erected along the side and rear property lines with a minimum height of 2 metres with the style and material being approved by the development authority.**
6. That a valid building permit be obtained.
7. That a valid yearly business license be obtained for this location from the Town of Rocky Mountain House.
8. That all on-site storage be located at the rear or sides of the principal building and screened from view by adjacent sites.
9. That a separate development permit is required for signage other than fascia signs.

10. That the approval be posted on the Town's bulletin board, onsite, and by electronic means (Town website) 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.



Signature of Development Officer

Issued By:

**Charlene Johnson, 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.

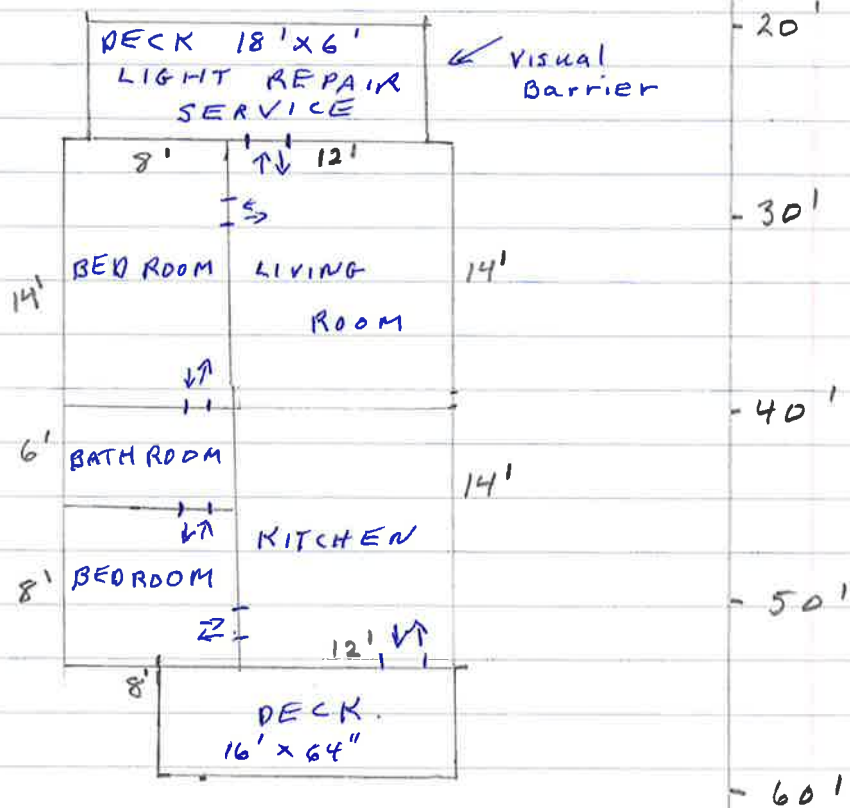
E

52 STREET.

TOWN OF ROCKY MTN. HOUSE

APPROVED PLANS

Development Permit No. 20141
Date of Decision July 28, 2020
Signature [Signature]
Development Officer
Town of RMH



SURFACE WATER DRAINS
TO SOUTH WEST

LANE

W