



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

Development Permit

Development Involving:

Temporary Use - Contractor Services Use & Mobile Offices x 2

Municipality No.: 20/60
Application No.: 268268-20-D0060
Application Date: Sep 11, 2020
Decision Date: Sep 14, 2020
Issue Date: Oct 5, 2020

Zoning: HC Highway Commercial

On Lot: 1 Block: 1 Plan: 832-2979 Land section description:

Applicant	Contractor	Owner
Name: Robert B. Somerville Co. Ltd.	Name:	Name: Car-Man Properties
Address:	Address:	Address:
Phone:	Phone:	Phone:
Cell:	Cell:	Cell:
Fax:	Fax:	Fax:

Property Address:


4203 45 Street
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the Temporary Use be deemed - Contractor Services with Mobile Offices x 2 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 this development permit is valid for 3 months from the approval date.**
4. **That approval be granted by Alberta Transportation as per their roadside development regulations/standards.**
5. That the exterior of the buildings be maintained and compatible with the existing buildings on-site.
6. That the buildings not be located over any gas, water, easement or utility right of way. (Call Alberta One Call 1-800-242-3447).
7. That all roof drainage shall be directed onto the property.
8. That a development permit is required for certain types of signage, please inquire and obtain the necessary approval prior to construction and erection of any signage.
9. That all on-site storage be located at the rear or sides of the principal building and screened from view by adjacent sites and public roadways.

10. That a valid building permit be obtained prior to any building construction over \$5,000.00 or structural changes.
11. That a valid yearly business license be obtained for this location from the Town of Rocky Mountain House.
12. That the approval be posted on the Town bulletin board, on the Town website, and on the property site 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.



Material

Employee Parking

Warehouse Trailer
8x12

Washrooms

Trailer Parking
6x12

Trailer
6x12

Trailer
6x12

Paved Equipment

Yard Entrance

TOWN OF ROCKY MTN. HOUSE

APPROVED PLANS

Development Permit No. 20160

Date of Decision SEP 14 2020

Signature [Signature]

Development Officer
Town of Rocky Mtn. House