



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

Development Permit

Development Involving:

Accessory Building (704 sq. ft)

Municipality No.: 21/03
Application No.: 268268-21-D0003
Application Date: Jan 15, 2021
Decision Date: Jan 19, 2021
Issue Date: **Feb 9, 2021**

Zoning: (R-2) General Residential

On Lot: 16 Block: 3 Plan: 5018TR Land section description:

Applicant

Name: Dave Auld
Address: 5307 57 Street
Rocky Mountain
House, AB

Contractor

Name:
Address:

Owner

Name: Dave Auld
Address: 5307 57 Street
Rocky Mountain
House, AB

Phone:

Cell:

Fax:

Phone:

Cell:

Fax:

Phone:

Cell:

Fax:

Property Address:

5307 57 St
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the accessory building 704 ft² be located as per submitted site plan.
2. **That a variance of 29% be granted for the height of the accessory building.**
3. **That a variance of 4.14% be granted for the size of the accessory building.**
4. That unless otherwise expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 11/11LU.
5. That the exterior of the accessory building be maintained and compatible with the existing buildings on-site.
6. That the accessory building 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 valid building permit be obtained.
9. That the approval be posted on the Town bulletin board, 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
Assistant Development Officer

Issued By:

**Charlene Johnson, Senior
Development Officer**
Assistant 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.

Aug 16

R.L. HAAGSMA

TOWN OF R
THE LOCATION
ABOVE PLAN
AND SIDEYAR
OF THE TOWN

Approved this
of *AUGUST*

DATE OF SURV

SCALE = 1 :

Job: R-069-

TOWN OF ROCKY MTN. HOUSE APPROVED PLANS

Development Permit No. 20103

Date of Decision Jan 19, 2021

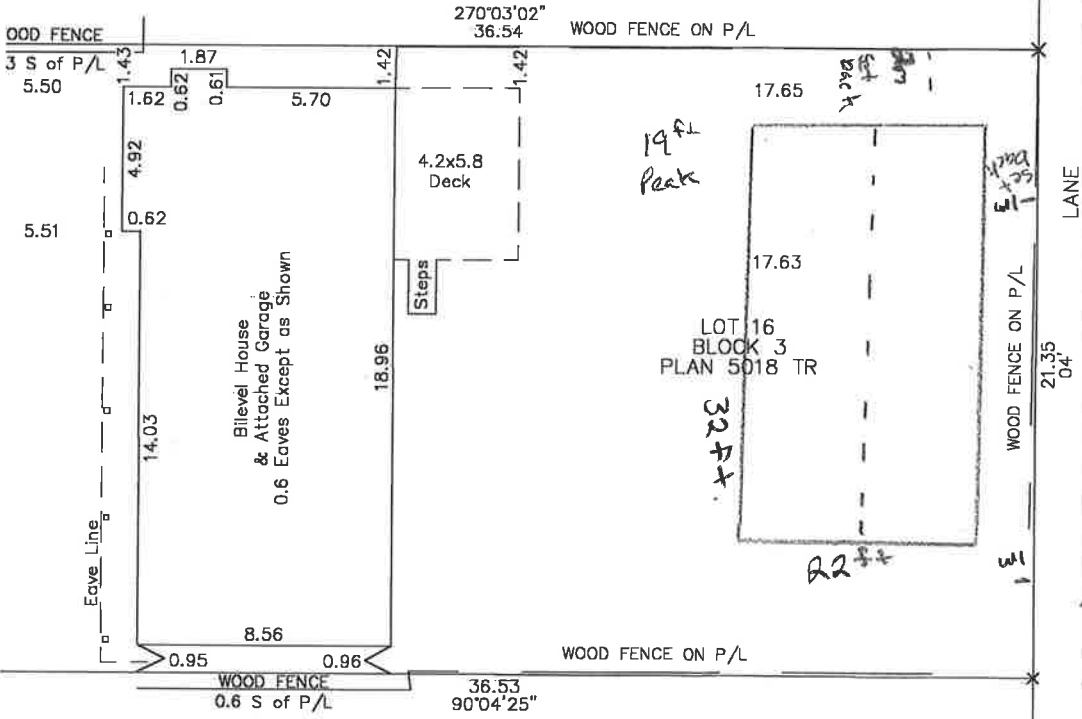
Signature [Signature]
Development Officer
Town of R M H

LOT 1
BLOCK 3
PLAN 5018 TR

LOT 15
BLOCK 3
PLAN 5018 TR

LOT 16
BLOCK 3
PLAN 5018 TR

AS PER DEV. PERMIT
#43/91



TAIL
100
98.1

Disturbed
of Use

18'26"

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL
SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK.