



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

Development Permit

Development Involving:

Accessory Building Demolition & Accessory Building Construction
816 ft² (21% variance) - Permitted Use

Municipality No.: 20/59
Application No.: 268268-20-D0059
Application Date: August 28, 2020
Decision Date: Sep 15, 2020
Issue Date: Oct 6, 2020

Zoning: R-2 General Residential

On Lot: 21-24 Block: 2 Plan: 101AJ Land section description:

Applicant	Contractor	Owner
Name: Dave & Michele Holkestad	Name: Paradise Homes Corp.	Name: Dave & Michele Holkestad
Address:	Address:	Address:
Phone:	Phone:	Phone:
Cell:	Cell:	Cell:
Fax:	Fax:	Fax:

Property Address:

5204 51 Ave
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the accessory building 816 ft² (21% variance) be located as per submitted site plan.
2. That the accessory building demolition be removed as per land use bylaw regulations.
3. That unless otherwise expressly stated, the applicant must comply with all provisions of the Town of Rocky Mountain House Land Use Bylaw 11/11LU.
4. **That the applicant must contact the Engineering and Operations department to coordinate the demolition and possible road closures.**
5. **That the applicant agrees to carry out this demolition work in conformance to the Alberta Building Code.**
6. **That the applicant inform the following companies of the date of Demolish for disconnection. Epcor, Atco Gas, Telus Communications, Cable, Engineering & Operations-Public Works-Town of Rocky Mountain House.**
7. **That it is the responsibility of the owner or agent to ensure that all meters and service connections have been removed before demolition begins.**
8. That the exterior of the accessory building be maintained and compatible with the existing buildings on-site.
9. 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).

10. That all roof drainage shall be directed onto the property.
11. That all outdoor storage areas associated with a principal use shall be located to the rear or sides of the principal building and screened from view from adjacent sites and public roadways.
12. That a valid building permit be obtained.
13. That the approval be posted on the Town bulletin board 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.

APPROVED PLANS

Development Permit No. 20159

Date of Decision 01 Sep 19 20

Signature [Signature]

