



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

Development Permit

Development Involving:

Accessory Use - Temporary Patio

Municipality No.: 21/23
Application No.: 268268-21-D0023
Application Date: Apr 12, 2021
Decision Date: Apr 13, 2021
Issue Date: **May 4, 2021**

Zoning: (HC) Highway Commercial

On Lot: 7 Block: 34 Plan: 81HW Land section description:

Applicant	Contractor	Owner
Name: Spiros Psarianos	Name: Spiros Psarianos	Name: Vasilios Holdings Ltd.
Address:	Address:	Address:
Phone:	Phone:	Phone:
Cell:	Cell:	Cell:
Fax:	Fax:	Fax:

Property Address:

4504 48 Avenue
Rocky Mountain House, AB

APPROVED, subject to the following Conditions:

1. That the Accessory Use - Temporary Patio 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 2020/19.
3. That the exterior of the accessory use be compatible with the existing buildings on-site.
4. That any new upgrades or new development must not be located over any gas, water or other utility service lines. (Call Alberta One Call 1-800-242-3447).
5. That a valid building permit be obtained prior to any building construction over \$5,000.00 or structural changes.
6. That the approval be posted through the Town website, on the Town bulletin board 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.

Municipality:
Town of Rocky Mountain House
PO BOX 1509

Signature of Development Officer



Issued By:
Charlene Johnson, Senior
Development Officer

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.

