



NOTICE!

TOWN OF HIGH RIVER
PLANNING DEPARTMENT

WHAT?

The following development permit application has been considered by the Development Authority and given conditional approval subject to appeal. A mandatory twenty-one (21) day appeal period is required *for anyone claiming to be affected by this notice.*

Development Permit No: 1011.25

Proposed Development: New Single-detached Dwelling and Detached Garage with variance

Civic Addresses: 118 Montane Link SE

Legal Addresses: Plan: 241 2079; Block: 12; Lot: 19

WHY?

This appeal period has been triggered due to the applicant receiving conditional approval for a variance to the Land Use Bylaw.

VARIANCE(S): means the amount by which the Development Authority may adjust a standard of the Land Use Bylaw. The changed standard of the bylaw that the applicant received conditional approval for is listed below. This may be appealed by anyone deemed to be affected;

- Section 3.4.9.(e) “*Frontage Build-Out. The percentage of the Lot Line that is occupied by Building Façade as measured from the Front Setback. Minimum 65.0 percent.*” is hereby relaxed for this development. The permitted frontage build out for development shall be **61.61%**.

HOW?

Any person claiming to be affected by this decision may appeal the decision by submitting a written notice of appeal no later than twenty-one (21) days from the date of this notice, Pursuant of Sections 685(2) and 686 of the MGA, to the Subdivision and Development Appeal Board, together with the required fee of \$300.00. *Your appeal should be based on planning considerations (e.g. misinterpretation or incorrect application of the Town's planning regulations, or impact of the proposed development on the amenities of the neighbourhood or the use, enjoyment or value of neighbouring properties, etc.).* Appeal forms are available at the Town Office located at 309B Macleod Trail SW, High River, AB T1V 1Z5 or at our website at www.highriver.ca. If you have any questions about this application, please do not hesitate to contact the file manager below.

Notice Date: March 4, 2025

21 Day Posting Period Ends: March 25, 2025

File Manager: Nilendu Bala

Contact Number: 403.603. 3523

Contact Email: nbala@highriver.ca

List of Documents used in decision:

1. Land Use Bylaw (Bylaw 4594/2021),
2. Town Plan (Bylaw/4326/2009),



LOVSE SURVEYS LTD.

Land Surveyors
#2, 4750 106 AVENUE SE
CALGARY, ALBERTA, T2C 3G5
PHONE 403-254-2010 FAX 403-254-1723
WWW.LOVSESURVEYS.COM

PLOT PLAN

CLIENT: HOPEWELL RESIDENTIAL BUILDER LP
ADDRESS: 118 MONTANE LINK SE
LOT: 19 BLOCK: 12 PLAN: 241 2079
SUBDIVISION: MONTROSE
PHASE: 4
CITY/TOWN: HIGH RIVER, ALBERTA

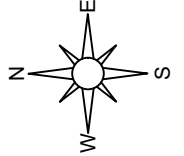
FOOTING (ATF) 34.15 (LTF) 33.55
TOP OF JOIST (TOJ) 37.25
UNDERSIDE OF JOIST (USJ) 36.89
FINISHED GRADE FRONT 36.05
FINISHED GRADE REAR 36.47
CONC. SLAB 36.22
SERVICE INVERT 32.69 32.79
SETBACK 5.72m

Drawn by: AA	Chk'd: DT
Date: February 14, 2025	
Scale: 1:200	
FILE: 2411122 HEATH PRAIRIE 2025-02-14	
HOUSE DIMENSIONS TO BE CONFIRMED BY BUILDER.	

NOTE: GRADES AND BUILDING LAYOUT ARE SUGGESTED ONLY AND ARE SUBJECT TO CHANGE AND APPROVAL.
BUILDER MUST ENSURE ALL OPENINGS ARE CONSTRUCTED ABOVE ANY MG/RMG GRADES!
PLOT PLAN MUST BE APPROVED BY THE DEVELOPER AND THE APPROVAL MUNICIPALITY PRIOR TO STAKEOUT. BUILDER ASSUMES ALL RESPONSIBILITY IF FAILURE TO DO SO.
PLEASE NOTE THAT SURFACE FURNITURE IS NOT NOTED ON THE PLOT PLAN AND MAY OR MAY NOT BE PRESENT. IE UTILITY BOXES, LIGHT STANDARDS, FIRE HYDRANTS ETC.

ATTN: DAVID

LOT ZONING TND
BUILDING AREA=81.66m²
CONCRETE PARKING PAD AREA=39.02m²
LOT AREA= 308.67m²
LOT COVERAGE=26%
SIDEWALK AREA=8.52m²
APRON AREA=7.10m²
LTF= 33.55
INV= 32.69
INV= 32.79
RMG OR MG= 35.80

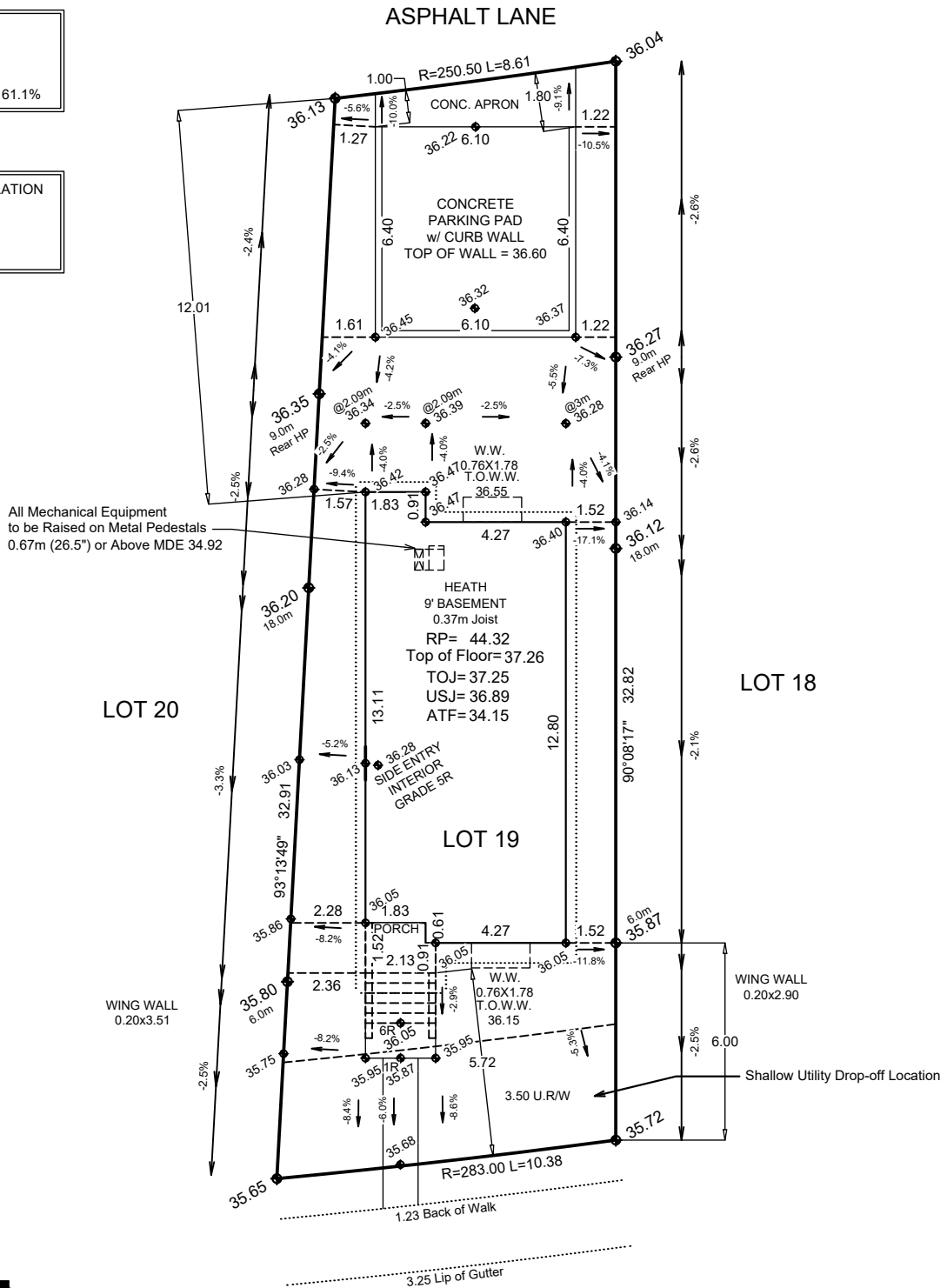


FRONTAGE BUILD-OUT

BUILDING FACADE - 6.10m
FRONTAGE - 9.98m
BUILD-OUT PERCENTAGE = 61.1%

WATER ABOVE ATF CALCULATION

MDE - (ATF + 0.10m)
= 34.92 - (34.15 + 0.10m)
= 0.67m



Symbol Legend:

- Catch Basin
- Telus Utility Box
- Rogers Utility Box
- Enmax Utility Box
- Atco Utility Box
- Fortis Utility Box
- Fire Hydrant
- Light Standard
- Mailbox
- Wheelchair Ramp

118 MONTANE LINK SE