



## **TOWN OF ROCKY MOUNTAIN HOUSE**

P O BOX 1509 5116 50 AVENUE ROCKY MOUNTAIN HOUSE AB T4T 1B2

July 19, 2023

**RE: PHASE 1 ENVIRONMENTAL PROPERTY FILE SEARCH  
MUNICIPAL ADDRESS 4903-50 Street  
Lots 17 to 20 / Block 21 / Plan 101AJ**

The properties are zoned as Core Commercial Mixed Use District (C), as per the Town's Land Use Bylaw 2020/19. A copy of the zoning is attached for your information.

### **Property File History (4903 – 50 Street)**

August 16, 1972 – Building permit application for Smart Shop (Building Permit #59/72).

April 22, 1977 – Application for a development permit was submitted to remove an 18 ft wall between the Smart Shop and the Belle Shop (Development Permit # 20-77)

June 30, 2016 – Temporary road closure permit for the demolition of Smart Shop and garage.

June 30, 2026 – Application for a demolition permit to demolish the Smart Shop building at 4903 – 50 Street (Building Permit # 34-2016).

July 4, 2016 – A building permit was issued for the demolition of the Smart Shop building (Building Permit # 34-2016).

July 22, 2016 – Building permit was completed for the demolition of the Smart Shop building (Building Permit # 34-2016). Report indicated that "*Work complies with the intent of the Safety Codes Act and applicable regulations*".

February 20, 2020 – Discharge of a caveat was completed through Alberta Land Titles. Caveat was regarding an easement agreement from 1966 between the owner and the Town of Rocky Mountain House.

### **Property File Information (4903 – 50 Street)**

The Town has no records of any existing defaults under any agreements or obligations for the locations. The parcels (Lots 17-20 / Block 21 / Plan 101AJ), combined, are approximately 0.28 acres (12196.8 sq. ft) in size.

### Other Property File Information

The Town's Engineering and Operations Department and Clearwater Regional Fire Rescue Services have no records pertaining to any emergency response for reasons of fire incidents, spillage, or leakage of dangerous materials.

The subject properties are located approximately 488.47m from the centreline of Highway 11A (52 Avenue) and 469.79m from the centreline of Highway 11. The subject properties are located approximately 929.29 metres from the Town landfill.

Please note that the Town does not administer the installation and/or removal of storage tanks and suggests that the applicant contact the Alberta Safety Codes Authority (ASCA) at Petroleum Tank Management Association regarding any inquiries related to Storage Tanks. The link for the Alberta Safety Codes Authority (ASCA) is: <https://www.safetycodes.ab.ca/permits-inspections/storage-tank-management/>

Yours truly,



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4903 - 50 Street - Lots 17 to 20 / Block 21 / Plan 101AJ

