

Compliance Certificate

FILE: 10638

October 8, 2019

CITY OF MEDICINE HAT
580 1 St SE
Medicine Hat, AB T1A8E6

ATTENTION: ECONOMIC DEVELOPMENT AND LAND

RE: 440 Maple Ave SE
Lot - 11,11,15,21 Block - 30,30,30,30 Plan - 1491,1491,1491,1491
Your File:

This is to certify that the subject property is currently designated as Mixed Use (Medicine Hat Land Use Bylaw No. 4168). The Permitted Uses in this district are:

- | | |
|--|------------------------------------|
| (i) Artist Studios | (xi) Health Care Offices |
| (ii) Business and Professional Offices | (xii) Hotels |
| (iii) Business Support Services | (xiii) Markets |
| (iv) Clubs | (xiv) Live Work Residences |
| (v) Community Centres | (xv) Places of Amusement |
| (vi) Cultural Facilities | (xvi) Places of Worship |
| (vii) Day Care Facilities | (xvii) Recreation Facilities |
| (viii) Education Institutions | (xviii) Restaurants |
| (ix) Government Services | (xix) Retail and Consumer Services |
| (x) Health Care Facilities | |

The **Discretionary Uses** are:

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| (i) Accessory Uses | Operations provided they legally existed on a Site as of January 1, 2016 |
| (ii) Animal Services | (xii) Motor Vehicle and RV Sales |
| (iii) Apartments | (xiii) Motor Vehicle Gas Stations |
| (iv) Backyard Suite | (xiv) Motor Vehicle Service Stations |
| (v) Bars | (xv) Multiple Unit Residential Development |
| (vi) Duplex | (xvi) Parking Facilities |
| (vii) Drive-Through Services | (xvii) Secondary Suite |
| (viii) Garages | (xviii) Self-Storage Facilities |
| (ix) Greenhouse and Garden Centres | (xix) Single Detached House |
| (x) Home Occupations | |
| (xi) Industrial Support Services or Industrial | |

Based on the Real Property Report dated 7th October 2019, for the subject property, it is certified that the existing development meets or exceeds all relevant setback requirements of the Land Use Bylaw.

The information provided herein is based exclusively on the Real Property Report or other information that accompanied your compliance request. The Planning & Development Services Department does not conduct independent inspection of the site and therefore makes no representations as to the accuracy or completeness of the Real Property Report as submitted and other information provided to the department.

It should be noted that this letter does not certify compliance with any other provisions of the Land Use Bylaw, other City bylaws or provincial and federal laws. Errors and omissions identified after provision of this letter do not prevent the City from requiring future corrective actions as necessary.

Yours truly,

A handwritten signature in black ink, appearing to read 'Maha Safwan', with a horizontal line extending to the right.

Maha Safwan
Planning Officer