

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any
Prior to Release conditions (if listed) *must* be completed.

NOTICE OF DECISION

Card, Joseph N. (Glenn & Card Law LLP)

Tuesday, February 6, 2024

Roll: 05333079

RE: Development Permit #PRDP20236917

Lot 16, Block 2, Plan 9913200; NE-33-25-28-04; (12 NORTH SHORE COURT)

The Development Permit application for an existing Accessory Building (shed), relaxation to the minimum rear yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the existing Accessory Building (shed), shall be permitted to remain on the property, in accordance with the Real Property Report prepared by *Global Raymac Surveys (GRSI. FILE NO. 23CR0708) dated July 13, 2023* including:
 - i. That the minimum rear yard setback requirement shall be relaxed from **7.00 m (22.97 ft.)** to **1.78 m (5.84 ft.)**

Advisory:

- A building permit and applicable sub-trade permit are required through the County's Building Services department, as noted within the Building Code Comments for Proposed Development Letter, dated December 15, 2023. Compliance with the National Energy Code is also required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **February 27, 2024**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Subdivision and Development Appeal Board.

Regards,



Development Authority
Phone: 403-230-1401
Email: development@rockyview.ca

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