



**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**

Werenka, Candi & John

Tuesday, February 6, 2024

Roll: 06701125

**RE: Development Permit #PRDP20236924**

**Lot 11, Block 3, Plan 0310204, NE-01-26-03-05; (74 GRAY WAY)**

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

**Description:**

1. That an existing Accessory Building (shed), approximately 22.30 sq. m (240.00 sq. ft.) in footprint, may remain on the subject property, in accordance with the submitted application and site plan and includes:
  - i. That the minimum side yard setback requirement for the Accessory Building (shed) shall be relaxed from **3.00 m (9.84 ft.)** to **2.40 m (7.87 ft.)**.

**Advisory:**

- That a Building Permit and applicable sub-trade permits shall be obtained through Building Services.
- 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](mailto:development@rockyview.ca)