



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

Cox, Ryan

Tuesday, February 6, 2024

Page 1 of 1

Roll: 04702221

RE: Development Permit #PRDP20237109

Lot 19, Block 9, Plan 1311133, SE-02-24-03-05; (1 BRAEMAR GLEN ROAD)

The Development Permit application for an existing Accessory Building (shed), relaxation to the minimum front 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), approximately 13.00 sq. m (140.00 sq. ft.) in footprint, may remain on the subject lands, in accordance with the Real Property Report prepared by Arc Surveys Ltd. and dated June 16, 2023, and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.64 ft.)** to **22.51 m (73.85 ft.)**.

Advisory:

- A building permit and applicable sub-trade permit is required through the County's Building Services department.
- 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