



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

Ken Schemenauer

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Tuesday, April 8, 2025

Roll: 03314006

RE: Development Permit #PRDP20250084

Lot 2, Block 3, Plan 2410677, Legal NE-14-23-28-W04M; (232145 RGE RD 281)

The Development Permit application for Accessory Building (existing one [1] garage and three [3] sheds), relaxation to the minimum front setback requirement, relaxation to the minimum side yard requirement and relaxation to the 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 Accessory Buildings (existing one [1] garage and three [3] sheds) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by W. Pang Surveys Inc. (File: 2024-1204) dated March 27, 2024, and includes:
 - i. That the minimum front yard setback requirement for the existing garage (approximately 150.84 sq. m. [1,623.62 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **33.74 m (110.69 ft.)**;
 - ii. That the minimum front yard setback requirement for the existing shed (approximately 16.67 sq. m. [54.69 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **39.43 m (129.36 ft.)**;
 - iii. That the minimum front yard setback requirement for the existing shed (approximately 19.36 sq. m. [208.38 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **34.43 m (112.95 ft.)**
 - iv. That the minimum side yard setback requirement for the existing shed (approximately 24.01 sq. m. [258.44 sq. ft.] in footprint) shall be relaxed from **3.00 m (9.84 ft.)** to **0.16 m (0.52 ft.)**; and
 - v. That the minimum rear yard setback requirement for the existing shed (approximately 24.01 sq. m. [258.44 sq. ft.] in footprint) shall be relaxed from **7.00 m (22.97 ft.)** to **6.43 m (21.09 ft.)**.

Permanent:

2. That the Accessory Buildings shall not be used for commercial purposes at any time, unless approved by a Development Permit.
3. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and



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- ii. That upon completion of the proposed development, the County may request the Applicant/ Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.

Advisory:

- 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 **Tuesday April 29, 2025**, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. K. Schemenauer".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca