



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

Darcy Hood

Tuesday, April 8, 2025

Roll: 06635009

RE: Development Permit #PRDP20251684

Lot 1, Block 2, Plan 1111821, NE-35-26-02-05; (21097 BIG HILL SPRINGS RD)

The Development Permit application for an Accessory Building (existing farm building), relaxation of 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 the existing accessory building (farm building), approximately 162.84 sq. m (1,752.80 sq. ft.) in footprint, may remain on the subject site, in accordance with the approved application and drawings, as prepared by McElhanney Land Surveys (Alta.) Ltd., Job No. 332100176; as amended, and conditions of approval including:
 - i. That the minimum easterly side yard setback requirement is relaxed from **6.00 m (19.69 ft.)** to **3.80 m (12.47 ft.)**.

Advisory:

- That the site shall adhere to any requirements of any instruments registered on title. Any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That any other federal, provincial or County permits, approvals, and/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 & Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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