



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Haller, Kevin

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Tuesday, July 15, 2025

Roll: 04620112

RE: Development Permit #PRDP20254104

Lot 3, Block 7, Plan 9010994, SW-20-24-02-05; (24226 WESTBLUFF DRIVE)

The Development Permit application for an Accessory Building less than 190.00 sq. m. (2045.14 sq. ft.) (existing 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 Accessory Building (existing shed) (approximately 12.77 sq. m. [137.46 sq. ft.]) in area, shall be permitted to remain on the property, in accordance with the Real Property Report, prepared by *Global Raymac Surveys* (File No. 24CR0777), dated July 5, 2025.
 - i. That the minimum rear yard setback requirement of the existing Accessory Building shall be relaxed from **7.00m (22.97 ft.)** to **1.00m (3.28 ft.)**.

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, August 5, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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: 403-520-8158

Email: development@rockyview.ca