

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

Picketts, Bob

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Tuesday, July 29, 2025

Roll: 05308009

RE: Development Permit #PRDP20254994

Lot 15, Block 4, Plan 0512679, NW-08-25-28-W04M; A 251223 SUNSHINE ROAD)

The Development Permit application for an Accessory Building greater than 150.00 sq. m. (1614.59 sq. ft.) (existing), 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 the Accessory Building greater than 150.00 sq. m. (1614.59 sq. ft.) (existing), relaxation to the minimum side yard setback requirement, shall be permitted to remain on the subject lands, in accordance with the Real Property Report, prepared by Tronnes Geomatics INC. (file no. 24-1099-RPR1-0), dated May 2, 2024, and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **6.00 m (9.84 ft.) to 2.98 m (2.36 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 19, 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 Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca