



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

Herbert & Jennifer Stockwood

Page 1 of 2

Tuesday, June 17, 2025

Roll: 05632043

RE: Development Permit #PRDP20245463

Lot 9, Block 6, Plan 0011397, S-32-25-02-05; (16 MEADOW BAY)

The Development Permit application for Accessory Building less than 90.00 sq. m. (968.75 sq. ft.) (existing shed), relaxation to minimum rear yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below, as amended (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Accessory Building (existing shed) (approximately 38.46 sq. m. [414.00 sq. ft.] in footprint), may remain on the subject property, in accordance with the approved site plan.
 - i. That the minimum rear yard setback requirement of the existing accessory building shall be relaxed from **6.00 m (19.69 ft.)** to **4.57 m (14.99 ft.)**.

Advisory:

- A building permit and applicable sub-trade permits are required through the County's Building Services department. Compliance with the *National Energy Code* is also required.
- 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, July 8, 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,

A handwritten signature in black ink, likely belonging to a representative of the Development Authority.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca



Tuesday, June 17, 2025

Roll Number: 05632043
Application Number: PRDP20245463
Division: 4

TO THE LANDOWNER

TAKE NOTICE that in accordance with the Land Use Bylaw, a Development Permit has been approved for the lands adjacent to your property.

Where is the property the development permit has been approved?

16 MEADOW BAY, Rocky View County AB and located approximately 0.81 km (0.50 mile) south of Burma Road and 0.41 km (0.25 mile) west of Rocky Ridge Road.

What is the development permit proposing?

Accessory Building less than 90.00 sq. m. (968.75 sq. ft.) (existing shed), relaxation to minimum rear yard setback requirement.

How do I find out more information about the development permit?

Please visit our Planning and Development Map to learn more about this development permit. You can download a summary package of the application containing the Notice of Decision (with conditions), site plans, elevations (where applicable), and other relevant details at: gis.rockyview.ca/planning.

I do not support this development permit; how do I appeal this decision?

Please contact Planning Services to speak with the file manager, to learn more about this development permit and share your concerns. If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$250.00 if the appeal is by an affected party or \$350.00 if the appeal is by the owner / applicant, must be received in completed form by the Clerk no later than **Tuesday, July 8, 2025**. Please visit www.rockyview.ca/subdivision-development-appeal-board.

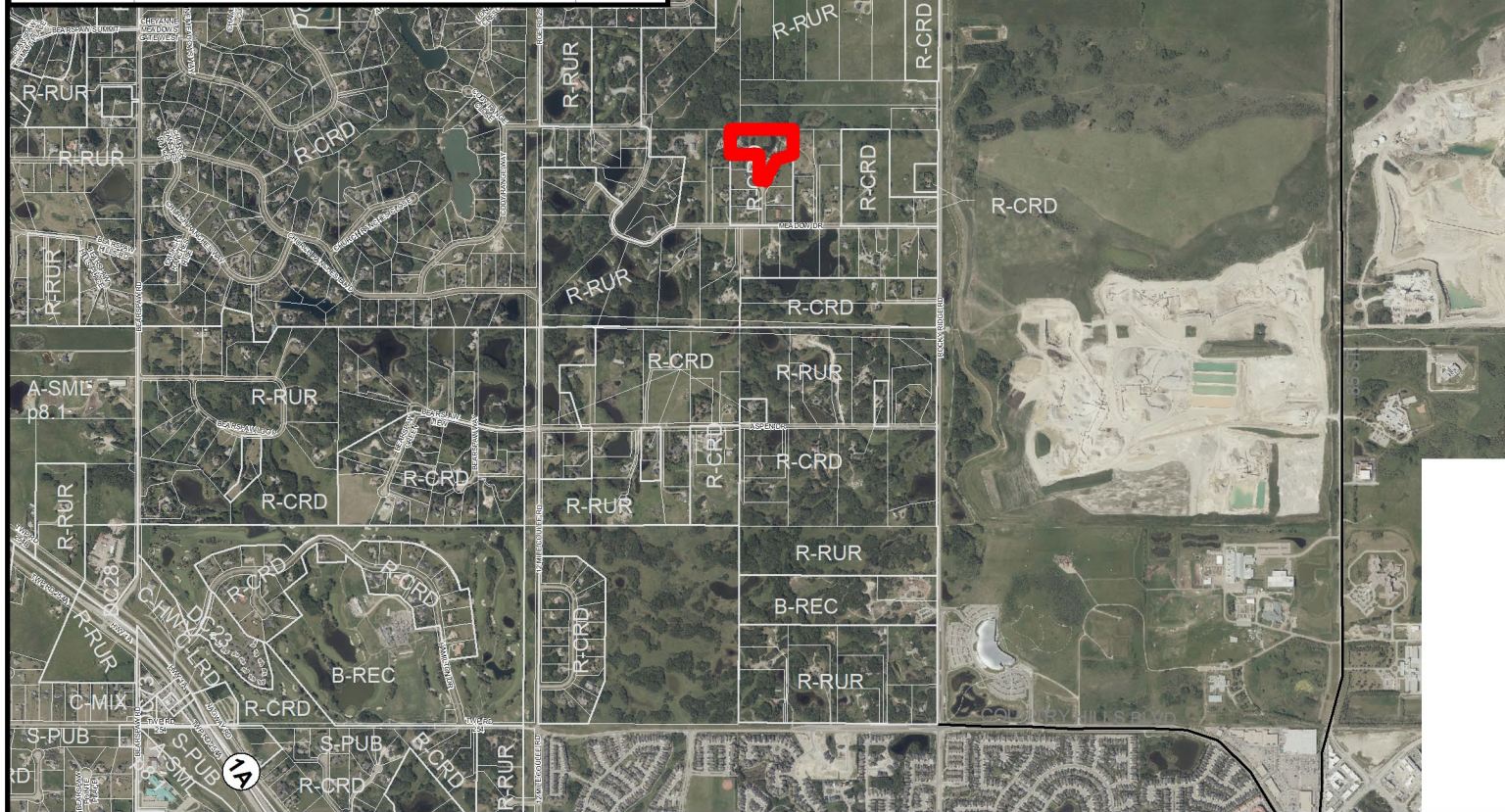
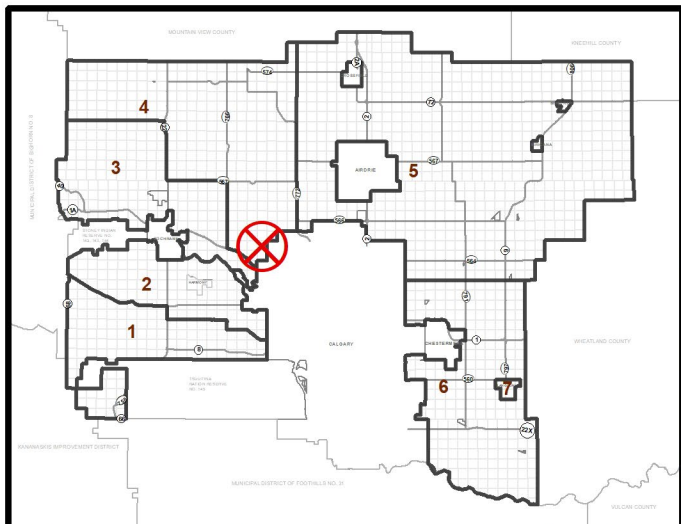
Other application details and notes:

Applicant(s): Herbert & Jennifer Stockwood
Owner(s): Herbert & Jennifer Stockwood
Legal: Lot 9, Block 6, Plan 0011397, S-32-25-02-05

For further information, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number listed above.
Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Please note that your response is considered consent to the distribution of your submission.


ROCKY VIEW COUNTY

Location & Context

Development Proposal

Accessory Building less than 90.00 sq. m. (968.75 sq. ft.) (existing shed), relaxation to minimum rear yard setback requirement.

Division: 4
Roll: 05632043
File: PRDP20245463
Printed: 11/5/2024
Legal: A portion of
S-32-25-02-W05M

Site Plan

Development Proposal
 Accessory Building less than 90.00 sq. m. (968.75 sq. ft.) (existing shed), relaxation to minimum rear yard setback requirement.

