



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

Axiom Geomatics Ltd (Mallory Sherwood)

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Tuesday, September 9, 2025

Roll: 08624011

RE: Development Permit #PRDP20255331

Lot 1, Block 2 Plan 0113663, NW-24-28-2-5W (20225 Township Road 284)

The Development Permit application for Accessory Building less than 930.00 sq. m. (10,010.40 sq. ft.) (existing), relaxation to the minimum rear yard setback requirement, Accessory Buildings less than 930.00 sq. m. (10,010.40 sq. ft.) (existing four [4] wood sheds), 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 less than 930.00 sq. m. (10010.40 sq. ft.) (existing), approximately 177.61 sq. m. (1911.78 sq. ft.) in footprint may remain on the subject lands, in accordance with the Real Property Report prepared by Axiom Geomatics Ltd (File No. 8197) dated June 27, 2025 and conditions of approval including:
 - i. That the minimum rear yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **14.03 m (46.03 ft.)**.
2. That the Accessory Building less than 930.00 sq. m. (10010.40 sq. ft.) (existing woodshed), approximately 14.41 sq. m. (155.11 sq. ft.) in footprint may remain on the subject lands, in accordance with the Real Property Report prepared by Axiom Geomatics Ltd (File No. 8197) dated June 27, 2025 and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **17.18 m (56.36 ft.)**.
3. That the Accessory Building less than 930.00 sq. m. (10010.40 sq. ft.) (existing wood shed), approximately 29.32 sq. m. (315.59 sq. ft.) in footprint may remain on the subject lands, in accordance with the Real Property Report prepared by Axiom Geomatics Ltd (File No. 8197) dated June 27, 2025 and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.64 ft.)** to **14.81 m (48.59 ft.)**.
4. That the Accessory Building less than 930.00 sq. m. (10010.40 sq. ft.) (existing woodshed), approximately 14.94 sq. m. (160.81 sq. ft.) in footprint may remain on the subject lands, in accordance with the Real Property Report prepared by Axiom Geomatics Ltd (File No. 8197) dated June 27, 2025 and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **22.76 m (74.67 ft.)**.



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5. That the Accessory Building less than 930.00 sq. m. (10010.40 sq. ft.) (existing woodshed), approximately 15.02 sq. m. (161.67 sq. ft.) in footprint may remain on the subject lands, in accordance with the Real Property Report prepared by Axiom Geomatics Ltd (File No. 8197) dated June 27, 2025 and conditions of approval including:

- i. That the minimum side yard setback requirement shall be relaxed from **45.00 m (147.63 ft.) to 23.08 m (75.72 ft.)**.

Permanent:

6. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
7. That the accessory building shall not be used as a dwelling unit, or for business purpose at any time, including the parking of any Vehicle (Commercial) unless approved by a separate Development Permit.
 - i. That "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
8. That the Accessory Building shall be similar to, and complement, the existing Dwelling, Single Detached in exterior material, colour and appearance.
9. 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.
 - ii. That upon completion of the proposed development, the County may request the Applicant/ Owners 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 Development Permit application, or in response to a Prior to Release condition.
10. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplift, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020* (LUB). All lighting shall be full cutoff (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That any future additions/alterations to the existing dwelling shall require Development Permits and/or Building Permits, prior to commencing construction.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.



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- 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, September 30, 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. Koury".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca