



## 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

Birbeck, Joanne

Tuesday, September 12, 2023

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Roll: 03910071

**RE: Development Permit #PRDP20234204**

**Lot 1 (S1/2), Block 15, Plan 9312227, NW-10-23-05-05; (363 WILD ROSE CLOSE)**

The Development Permit application for Accessory Buildings (existing shed & greenhouse), relaxation to the minimum front 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 Buildings (shed & greenhouse) may remain on the subject lands, in accordance with the submitted Real Property Report as prepared by W. Pang Surveys Inc., File No: 2023-1697, dated July 31, 2023, and conditions of approval including:
  - i. That the minimum front yard setback requirement for the existing shed, measured at 4.35 m x 3.11 m, shall be relaxed from **45.00 m (147.64 ft.) to 20.07 m (65.85 ft.)**.
  - ii. That the minimum front yard setback requirement for the existing greenhouse, measured at 2.18 m x 4.88 m, shall be relaxed from **45.00 m (147.64 ft.) to 29.75 m (97.60 ft.)**.

### Permanent:

2. That the Accessory Buildings shall not be used as a *Dwelling Unit* or for commercial purposes at any time unless approved by a Development Permit.

### Advisory:

- That the Applicant/Owner shall obtain a Building Permit for the subject structures, using the appropriate checklists and application forms.
- That any additions/alterations to the existing structures shall require Development Permits and/or Building Permits, prior to commencing construction.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



Birbeck, Joanne **#PRDP20234204**  
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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, October 3, 2023**, a Development Permit may be issued, unless there are specific conditions that 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: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)