ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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

Sanchez, Hervert

Tuesday, November 18, 2025

Roll: 06123005

RE: Development Permit #PRDP20257294

Legal SE-23-26-26-W04M (263023 Range Road 261)

The Development Permit application for Accessory Building (existing one [1] garage and five [5] sheds) less than 930 sq. m. (10,010.40 sq. ft.), relaxation to the minimum front setback requirement and 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 Buildings (existing one [1] garage and five [5] sheds) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by Vista Geomatics Ltd. (File: 25085364) dated September 8, 2025, and includes:
    i. That the minimum front yard setback requirement for the existing garage (approximately 141.13 sq. m. [1,519.11 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **29.80 m. (97.77 ft.)**;
    ii. That the minimum front yard setback requirement for the existing shed (approximately 13.16 sq. m. [141.65 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **10.33 m. (33.89 ft.)**;
    iii. That the minimum front yard setback requirement for the existing shed (approximately 13.16 sq. m. [141.65 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **16.45 m. (53.97 ft.)**;
    iv. That the minimum front yard setback requirement for the existing shed (approximately 15.98 sq. m. [172.00 sq. ft.] in footprint) shall be relaxed from **45.00 m (147.64 ft.)** to **33.96 m (111.41 ft.)** and
    v. That the minimum side yard setback requirement for the existing shed (approximately 15.98 sq. m. [172.00 sq. ft.] in footprint) shall be relaxed from **6.00 m (19.69 ft.)** to **0.54 m (1.77 ft.)**; and
    vi. That the minimum side yard setback requirement for the existing shed (approximately 13.82 sq. m. [148.75 sq. ft.] in footprint) shall be relaxed from **6.00 m (19.69 ft.)** to **1.35 m (4.43 ft.)**; and
    vii. That the minimum side yard setback requirement for the existing shed (approximately 16.38 sq. m. [176.31 sq. ft.] in footprint) shall be relaxed from **6.00 m (19.69 ft.)** to **1.58 m (5.18 ft.)**.

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Permanent:

2. That the Accessory Buildings shall not be used for *Business* purposes at any time, unless approved by a Development Permit.
3. 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; and
    ii. That upon completion of the proposed development, the County may request the Applicant/ Owner 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 of the Development Permit application, or in response to a Prior to Release condition.

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 December 9, 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,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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