

**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**

New Maple Geomatics (Rachelle Oel)

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Tuesday, January 13, 2026

Roll: 09401002

**RE: Development Permit #PRDP20257675**

**Lot 1, Plan 9111069, S-01-29-29-W04M (290130 TOWNSHIP ROAD 290)**

The Development Permit application for an Accessory Building greater than 190.00 sq. m (2045.14 sq. ft.) (existing metal garage), relaxation to the minimum rear 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 190.00 sq. m. (2045.14 sq. ft.) (existing metal garage), approximately 381.61 sq. m. (4,107.61 sq. ft.) in footprint shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by New Maple Geomatics Inc. (File: 2025-0676) dated August 25, 2025.
  - i. That the minimum rear yard setback requirement shall be relaxed from **15.00 m (49.21 ft.)** to **4.65 m (15.25 ft.)**.

**Permanent:**

2. That the Accessory Building 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.

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**Advisory:**

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That a Building Permit and any applicable sub-trade permits are required through the County's Building Services department, for all the existing buildings on the parcel. Compliance with the National Energy Code is also required.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 3, 2026**, 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](mailto:development@rockyview.ca)

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