

**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**

Joanna Jewell

Tuesday, May 5, 2026

Roll: 04724014

**RE: Development Permit #PRDP20262039**

**Lot 8, Block 2, Plan 7810847, NW-24-24-03-W05M; (47 SPRINGSIDE STREET)**

The Development Permit application for an Accessory Building less than 90.00 sq. m (968.75 sq. ft.) (existing), 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 existing Accessory Building less than 90.00 sq. m (968.75 sq. ft.) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by New Maple Geomatics Inc. (file no. 22026-0014) dated January 13, 2026, and conditions of approval including:
  - i. That the minimum rear yard setback requirement shall be relaxed from **6.00 m (19.68 ft.)** to **1.52 m. (4.99 ft.)**.

**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 May 26, 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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