



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

Reich Law (Fenwryn Reich)

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Tuesday, May 19, 2026

Roll: 04702029

RE: Development Permit #PRDP20262529
Lot 35, Plan 7910905 NE-02-24-03-W05M (15 ELBOW RIVER CIRCLE)

The Development Permit application for Accessory Building (existing two [2] sheds) less than 190.00 sq. m. (2045.14 sq. ft.), 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 (existing two [2] sheds) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by Arc Surveys Ltd., (File No.: 252493) dated June 24, 2025, including:
 - i. That the minimum rear yard setback requirement for the existing accessory building (shed), approximately 18.62 sq. m (200.42 sq. ft.) in footprint, shall be relaxed from **7.00 m (22.97 ft.) to 5.54 m (18.17 ft.)**; and
 - ii. That the minimum rear yard setback requirement for the existing accessory building (shed), approximately 12.25 sq. m (131.85 sq. ft.) in footprint, shall be relaxed from **7.00 m (22.97 ft.) to 1.34 m (4.39 ft.)**.

Permanent:

2. That the Accessory Buildings shall not be used for *Business* purposes at any time, unless approved by a Development Permit.

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, June 9, 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 County's Subdivision and Development Appeal Board.

Regards,

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