



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 Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Campbell, Karen & Barry

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Tuesday, October 6, 2026

Roll: 05205013

RE: Development Permit #PRDP20266461

Lot 2, Block 1, Plan 0612223, SW-05-25-27-04; (250020 RGE RD 275)

The Development Permit application for Accessory Buildings greater than and less than 190.00 sq. m (2,045.14 sq. ft.) (existing oversize Garage, Shed A, Shed C, and Shed D), relaxation to the minimum front and side yard setback requirements and relaxation to the maximum building area (existing garage) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Accessory Buildings less than 190.00 sq. m (2,045.14 sq. ft.) (existing accessory buildings Shed A, Shed C, and Shed D), may remain on the subject lands in general accordance with the approved application and drawings prepared by Jones Geomatics Ltd., Job No. NP2537-26; dated August 17, 2026, as amended, and includes:
 - i. That the minimum front yard (west property line) setback requirement for Shed A shall be relaxed from **45.00 m (147.68 ft.)** to **24.39 m (80.01 ft.)**.
 - ii. That the minimum front yard (west property line) setback requirement for Shed C shall be relaxed from **45.00 m (147.68 ft.)** to **35.32 m (115.87 ft.)**.
 - iii. That the minimum front yard (west property line) setback requirement for Shed D shall be relaxed from **45.00 m (147.68 ft.)** to **40.34 m (132.34 ft.)**.
 - iv. That the minimum side yard (north property line) setback requirement for Shed A shall be relaxed from **15.00 m (49.21 ft.)** to **8.37 m (27.46 ft.)**.
 - v. That the minimum side yard (north property line) setback requirement for Shed C shall be relaxed from **15.00 m (49.21 ft.)** to **13.91 m (45.63 ft.)**.
2. That the Accessory Building greater than 190.00 sq. m (2,045.14 sq. ft.) (existing Garage), may remain on the subject lands in general accordance with the approved application and drawings prepared by Jones Geomatics Ltd., Job No. NP2537-26; dated August 17, 2026, as amended, and includes:



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- i. That the minimum side yard (north property line) setback requirement for the Garage shall be relaxed from **15.00 m (49.21 ft.) to 12.50 m (41.01 ft.)**.
- ii. That the maximum building area of the Garage, with the extended eaves coverage as constructed, **shall not exceed 316.97 sq. m (3,411.83 sq. ft.)**.

Permanent:

3. That all conditions of Development Permits **2006-DP-12267 & 2007-DP-12584** shall remain in effect unless otherwise conditioned within this approval.
4. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction and demolition taking place, if required. Compliance with the *National Energy Code* is also required.
- That any other federal, provincial or County permits, approvals, and/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, October 27, 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,

A handwritten signature in black ink, appearing to read "D. K. Campbell".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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