NOTICE!

TOWN OF HIGH RIVER
PLANNING DEPARTMENT

WHAT?

The following development permit application has been considered by the Development Authority and given conditional approval subject to appeal. A mandatory twenty-one (21) day appeal period is required ***for anyone claiming to be affected by this notice.***

Development Permit No:	**14003.26**
Proposed Development:	**Detached Garage, Side Setback – East**
Civic Addresses:	**30 7 Ave SE**
Legal Addresses:	**Plan: 2245E; Block: 13; Lot: 25**

WHY?

This appeal period has been triggered due to the applicant receiving conditional approval for variances to the Land Use Bylaw.
VARIANCE(S): means the amount by which the Development Authority may adjust a standard of the Land Use Bylaw. The changed standard of the bylaw that the applicant received conditional approval for is listed below. This may be appealed by anyone deemed to be affected;

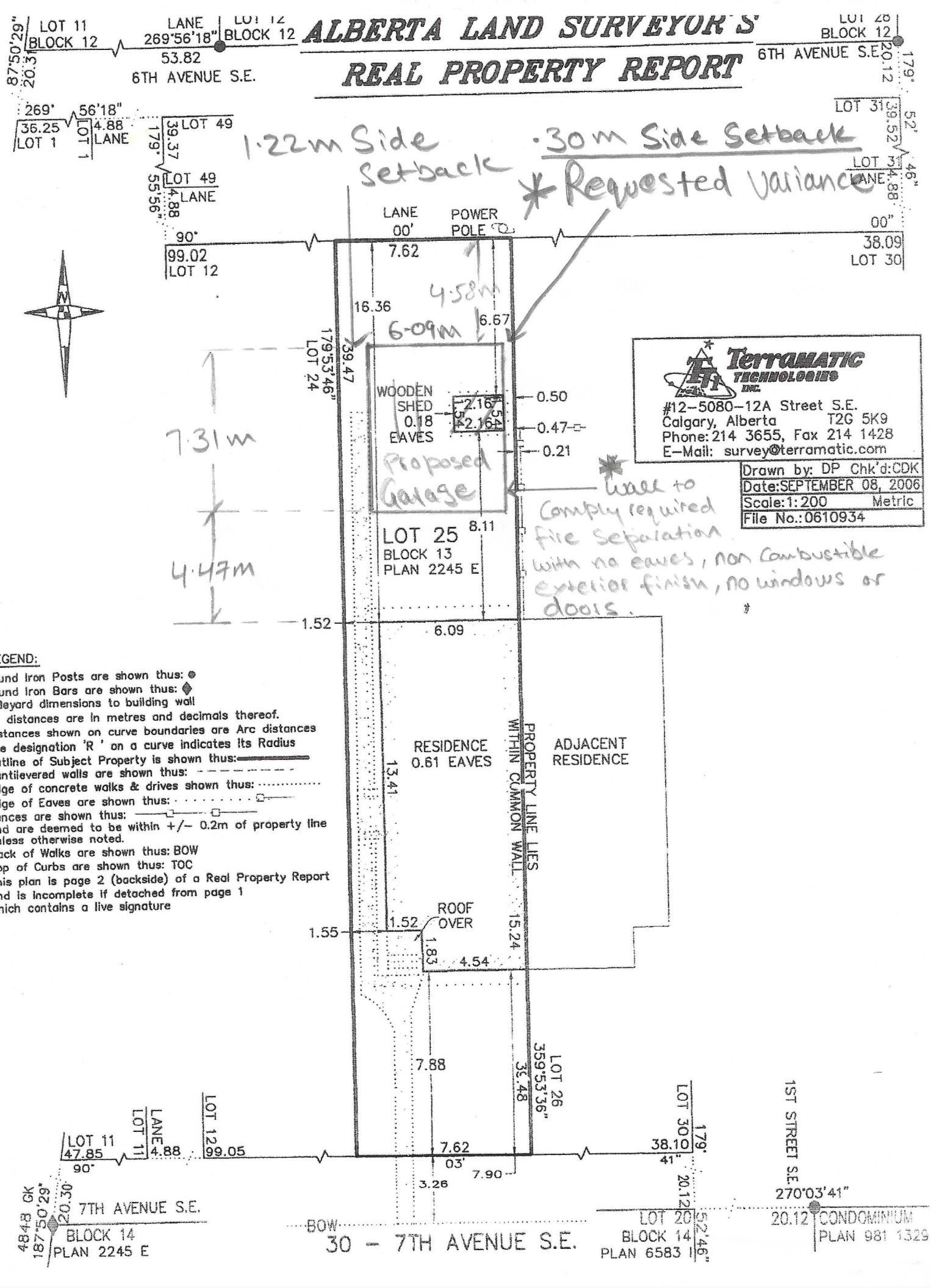
1. Land Use Bylaw 4594/2021 Section 3.4.6 (c) "**Side Setback**: Minimum 1.0 metre." is hereby relaxed for this development. The permitted side setback of the proposed garage shall be **0.30 m (East)**

HOW?

Any person claiming to be affected by this decision may appeal the decision by submitting a written notice of appeal no later than twenty-one (21) days from the date of this notice, Pursuant of Sections 685(2) and 686 of the MGA, to the Subdivision and Development Appeal Board, together with the required **fee of $300.00.** ***Your appeal should be based on planning considerations (e.g. misinterpretation or incorrect application of the Town's planning regulations, or impact of the proposed development on the amenities of the neighbourhood or the use, enjoyment or value of neighbouring properties, etc.).*** Appeal forms are available at the Town Office located at 309B Macleod Trail SW, High River, AB T1V 1Z5 or at our website at www.highriver.ca. If you have any questions about this application, please do not hesitate to contact the file manager below.

Notice Date:	**October 15, 2026**
21 Day Posting Period Ends:	**November 5, 2026**
File Manager:	**Planning Department**
	Contact Email: Planning@highriver.ca

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

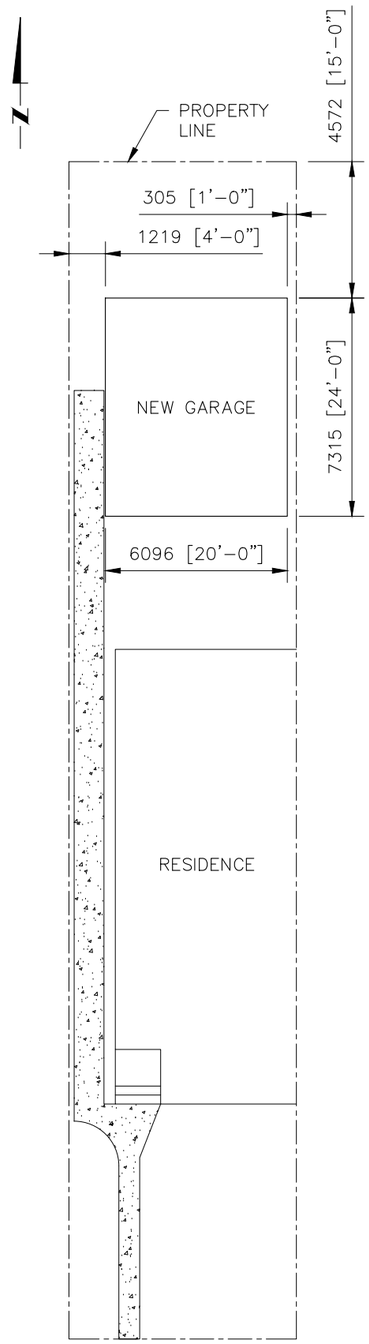


Terramatic Technologies Inc.
#12-5080-12A Street S.E.
Calgary, Alberta T2G 5K9
Phone: 214 3655, Fax 214 1428
E-Mail: survey@terramatic.com

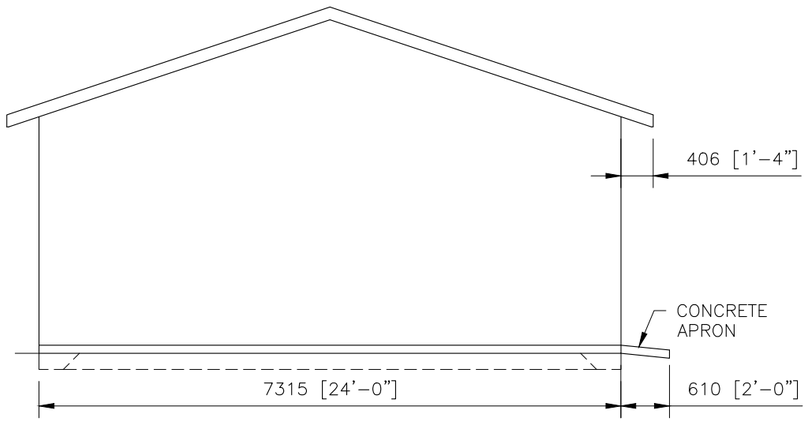
Drawn by: DP Chk'd: CDK
Date: SEPTEMBER 08, 2006
Scale: 1:200 Metric
File No.: 0610934

LEGEND:

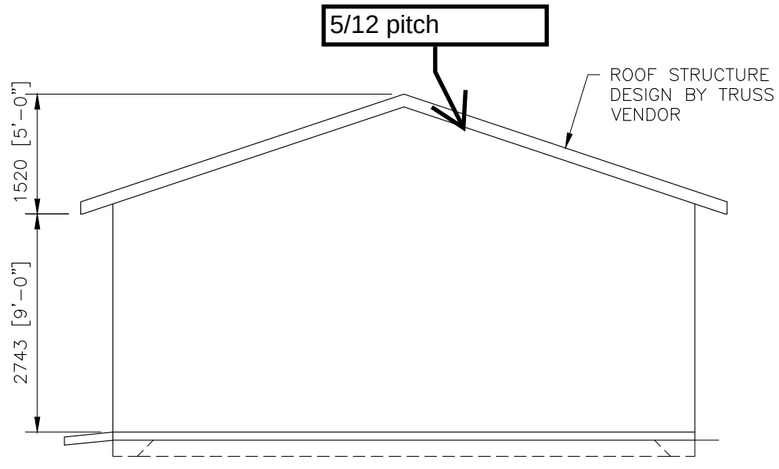
- Found Iron Posts are shown thus: ●
- Found Iron Bars are shown thus: ◆
- Sideyard dimensions to building wall
- All distances are in metres and decimals thereof.
- Distances shown on curve boundaries are Arc distances
- The designation 'R ' on a curve indicates its Radius
- Outline of Subject Property is shown thus: ———
- Cantilevered walls are shown thus: – – – – –
- Edge of concrete walks & drives shown thus: .....
- Edge of Eaves are shown thus: · · · · · ·
- Fences are shown thus: —□—□—
- and are deemed to be within +/– 0.2m of property line unless otherwise noted.
- Back of Walks are shown thus: BOW
- Top of Curbs are shown thus: TOC
- This plan is page 2 (backside) of a Real Property Report and is incomplete if detached from page 1 which contains a live signature



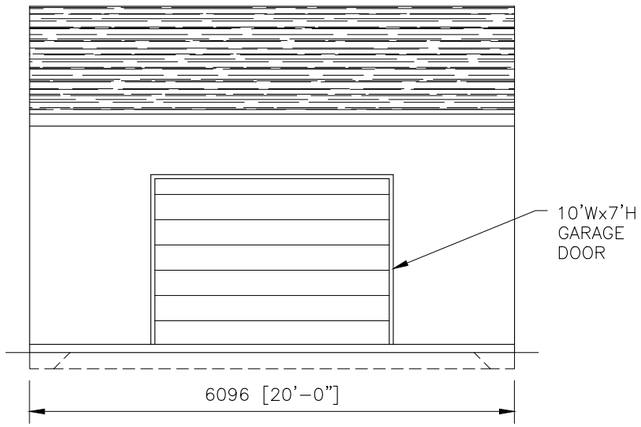
PROPERTY PLAN
SCALE 1:200



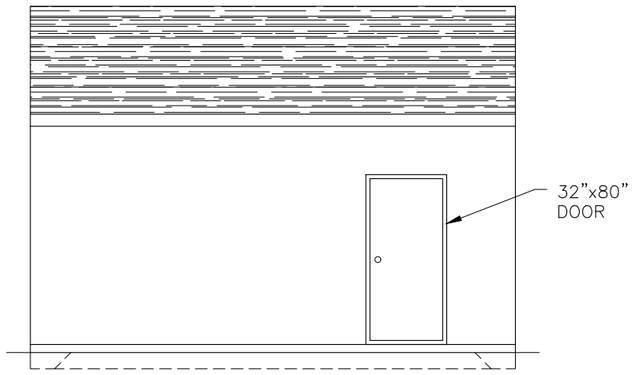
WEST ELEVATION
SCALE 1:75



EAST ELEVATION
SCALE 1:75



NORTH ELEVATION
SCALE 1:75



SOUTH ELEVATION
SCALE 1:75

NOTES:

1. SEE TERRAMATIC TECHNOLOGIES INC. RPR 0610934 FOR PROPERTY LAYOUT DETAILS.
2. ALL DIMENSIONS TO BE FIELD CONFIRMED PRIOR TO COMMENCING DEMOLITION, PROCUREMENT OR CONSTRUCTION.
3. ALL FRAMING WOOD TO BE S–P–F No 1/No 2. BOTTOM PLATE TO BE PRESSURE TREATED.
4. CONNECT ALL FRAMING WITH FASTENERS PER INDUSTRY STANDARDS.

STAMP

N DAMGAARD STRUCTURES
ndamgaardstructures@gmail.com 825-986-7667

30 7 AVE SE HIGH RIVER
SEPARATE GARAGE ADDITION
PLAN & ELEVATIONS

DWG NO: 26–122A	REV: A IFR	DATE: 20–SEP–26