



**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**

Masuch, Gerald (Masuch Law Group)

Tuesday, April 16, 2024

Roll: 03913012

**RE: Development Permit #PRDP20240720**

**Lot 4, Plan 4135 JK, NE-13-23-05-05; (16 YOHO TINDA ROAD)**

The Development Permit application for an existing Dwelling, Single Detached (existing), relaxation to the minimum side yard setback requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

**Description:**

1. That an existing Dwelling, Single Detached, may remain on the subject property, in accordance with the submitted application and site plan and includes:
  - i. That the minimum side yard setback requirement for the Dwelling, Single Detached shall be relaxed from **2.40 m (7.87 ft.)** to **1.95 m (6.40 ft.)**.

**Advisory:**

- That a Building Permit and applicable sub-trade permits shall be obtained through Building Services.
- 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 7, 2024**, 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: 403-230-1401  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)