



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

Andrea Gauvin

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Tuesday, April 22, 2025

Roll: 05708382

RE: Development Permit #PRDP20251490

Lot 15, Block 38, Plan 2211906, NW-08-25-03-05; (713 GRAYLING LINK)

The Development Permit application for a Dwelling, Single Detached (existing), relaxation to 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 the Dwelling, Single Detached, shall be permitted to remain on the property, in accordance with the Real Property Report prepared by *Pasquini & Associates Geomatics Ltd.* (File No. 605226-RPR) dated January 23, 2025, including:
 - i. That the minimum side yard setback requirement shall be relaxed from **1.52 m (4.99 ft.) to 1.47 m (4.82 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 13, 2025**, 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