



**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**

Nuvista Homes Ltd. (Bhumiti Patel)

Tuesday, August 12, 2025

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**Roll:** 05707086

**RE: Development Permit #PRDP20254970**

**Lot 86, Block 2, Plan 1810288, SE-07-25-03-05; (98 JUNE BERRY HEIGHTS)**

The Development Permit application for the construction of a Dwelling, Single Detached, 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 construction of a Dwelling, Single Detached, may commence on the subject property in accordance with the drawings and site plan prepared by *Nuvista Homes* (Job No. 68024) dated February 19, 2025, as amended, including:
  - i. That the minimum rear yard setback requirement shall be relaxed from **9.00 m (29.53 ft.)** to **7.69 m (25.23 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, September 2, 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](mailto:development@rockyview.ca)

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