



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

Broadview Homes (Allie Kaun)

Page 1 of 1

Tuesday, July 15, 2025

Roll: 05707188

RE: Development Permit #PRDP20254711

Lot 33, Block 17, Plan:1910632, SE-07-25-03-W05M; (526 SOUTH HARMONY DR)

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

Description:

1. That the Dwelling, Single Detached, shall be permitted to remain on the subject property, in accordance with the Real Property Report prepared by *Lovse Surveys Ltd. (File No.: 2306317RPR)*, dated *May 30, 2024*, and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **2.74 m (9.00 ft.) to 2.70 m (8.86 ft.)**

Advisory:

2. 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, August 5, 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