



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

Bhulliar, Amandeep

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Tuesday, July 29, 2025

Roll: 03323013

RE: Development Permit #PRDP20254795

Block 1, Plan 731129, NW-23-23-28-04; (233240 RANGE ROAD 282)

The Development Permit application for the construction of a Fence, relaxation to the maximum fence height 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 Fence, relaxation to the maximum fence height requirement may commence on the subject lands, in general accordance with the approved application, site plan, and the conditions of approval of this permit as amended and includes:
 - i. That the maximum fence height shall be relaxed from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)**.

Permanent:

2. That the Development Permit shall be valid until **FEBRUARY 28, 2027**.
 - i. That if a separate Development Permit for the Fence is not approved upon the expiry of this Development Permit, the Fence shall be removed and a site inspection shall be requested by the Applicant/Owner and carried out by the County, or dated-stamped photos shall be submitted, to the satisfaction of the County.
3. That the Fence shall complement the character and quality of the principal building.
4. That if the fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
5. That the area around the fence shall be kept clean and free of overgrown vegetation and free from refuse material.
6. That the fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
7. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.



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Advisory:

- That the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* shall be adhered to in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, and Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023]*.
- 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 19, 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 County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Kaur".

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca