



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

Broadview Homes (Amber Baxter)

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Tuesday, May 20, 2025

Roll: 05708126

RE: Development Permit #PRDP20252184

Lot 38, Block 24, Plan 1911856, NW-08-25-03-05; (850 SAILFIN DR)

The Development Permit application for Dwelling, Single Detached (existing covered deck), relaxation to 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 Dwelling, Single Detached (existing), shall be permitted to remain on the subject lands, in accordance with the Real Property Report prepared by Lovse Surveys Ltd. (file no.2211009RPR) dated September 12, 2023, and conditions of approval including:
 - i. That the minimum rear yard setback requirement shall be relaxed from **8.00 m (26.25 ft.)** to **7.95 m (26.08 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, June 10, 2025**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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

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