



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

Baywest Homes GP Inc.

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Tuesday, September 23, 2025

Roll: 05708485

RE: Development Permit #PRDP20256130
Lot 15, Block 47, Plan 2312501, NW-08-25-03-05; (657 SAILFIN DR)

The Development Permit application for Construction of a Dwelling, Single Detached, relaxation to the minimum front yard setback requirement and 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 *Baywest Homes* dated August 22, 2025, as amended, including.
 - i. That the minimum front yard setback requirement shall be relaxed from **6.00 m (19.69 ft.)** to **4.50 m (14.76 ft.)**.
 - ii. That the minimum rear yard setback requirement shall be relaxed from **9.00 m (29.53 ft.)** to **6.75 m (22.15 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, October 14, 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: 403-520-8158
Email: development@rockyview.ca

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