



## 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

Horizon Land Surveys Inc. (Alex Yuhang Jiang)

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Tuesday, November 18, 2025

Roll: 04721061

**RE: Development Permit #PRDP20257936**

**Lot 1, Block 1, Plan 9512621 NE-21-24-03-W05M (3 GRACEWOOD GROVE)**

The Development Permit application for Accessory Building (existing) less than 90.00 sq. m. (968.75 sq. ft.), relaxation to the minimum side 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 Accessory Building (existing) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by Horizon Land Surveys Inc., (File No.: 251263) dated October 16, 2025, and includes:
  - i. That the minimum side yard setback requirement for the existing accessory building approximately 18.45 sq. m. [198.59 sq. ft.] in footprint shall be relaxed from **3.00 m (9.84 ft.)** to **0.55 m. (1.80 ft.)**.

#### Permanent:

2. That the Accessory Building shall not be used for *Business* purposes at any time, unless approved by a Development Permit.
3. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the of the Development Permit application, or in response to a Prior to Release condition.



Horizon Land Surveys Inc. (Alex Yuhang Jiang) # **PRDP20257936**

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**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 December 9, 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. K. Yuhang".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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