ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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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

McConnell MacInnes Law (Natalie L. Mohammed)

Tuesday, November 25, 2025

Roll: 05707172

RE: Development Permit #PRDP20257594

Lot 17, Block 17, Plan 1910632, SE-07-25-03-W05M; (23 ELDERBERRY WAY)

The Development Permit application for Dwelling, Single Detached (existing), relaxation to the minimum side yard setback 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), relaxation to the minimum side yard setback, may to remain on the subject lands in accordance with the approved application, site plan, and drawings, in accordance with the Real Property Report, prepared by LOVSE SURVEYS LTD., File No: 2406149RPR, dated September 16, 2025, as amended, and conditions of approval including:
    i. That the minimum side yard setback requirement shall be relaxed from **2.74 m. (9.00 ft.)** to **2.73 m. (8.95 ft.).**

Permanent:

2. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 27 of the County's *Land Use Bylaw C-4841-97*. All lighting shall be full cutoff (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

Advisory:

- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and 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, December 16, 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,



Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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