

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

Thiessen Built Inc (Ryan Thiessen)

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Tuesday, January 13, 2026

Roll: 05708291

RE: Development Permit #PRDP20257863

Lot 13, Block 32, Plan 2211906, NW-08-25-03-W05M; (49 GRAYLING RD)

The Development Permit application for Dwelling, Single Detached (existing deck), 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 Dwelling, Single Detached (existing deck), shall be permitted to remain on the subject property, in accordance with the approved Site Plan as amended, and conditions of approval including:
 - i. That the minimum rear yard setback requirement shall be relaxed from **8.00 m (26.25 ft.)** to **5.24 m (17.19 ft.)**

Advisory:

- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department for the constructed deck.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, February 3, 2026**, 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 Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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