

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

Zoom Surveys (Jaspreet Kaur)

Tuesday, January 13, 2026

Roll: 06827017

**RE: Development Permit #PRDP20258049
Lot 20, Block 1, Plan 2133 JK, SW-27-26-04-W05M; (80 COCHRANE LAKE TRAIL)**

The Development Permit application for Dwelling, Single Detached (existing porch), relaxation to the minimum front 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 porch), may remain on the subject lands in accordance with the approved application, site plan, and drawings, in accordance with the Real Property Report, prepared by ZOOM SURVEYS LTD., File No: 25-0761, as amended, and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **6.00 m. (19.69 ft.)** to **3.74 m. (12.27 ft.)**.

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 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, 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 County's Subdivision and Development Appeal Board.

Regards,



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