

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 (Natalie L. Mohammed)

Tuesday, January 13, 2026

Roll: 04724067

RE: Development Permit #PRDP20257856

Lot 26, Plan 9010038, SE-24-24-03-W05M; (243079 HORIZON VIEW ROAD)

The Development Permit application for a Dwelling, Single Detached (existing deck), 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 deck) shall be permitted to remain on the subject lands, in accordance with the Real Report prepared by AL-TERRA GEOMATIC LTD, file no. 901-434, dated August 5, 2025, and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.63 ft.)** to **20.50 m (67.25 ft.)**.

Advisory:

- That a Building Permit and any applicable sub-trade permits are required through the County's Building Services department, for the constructed deck.
- 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 Subdivision and Development Appeal Board.

Regards,



Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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