

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

Vista Geomatics Ltd. (Alysia Cayley)

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Tuesday, February 24, 2026

Roll: 05708474

RE: Development Permit #PRDP20260222

Lot 4, Block 47, Plan 2312501, NW-08-25-03-W05M; (613 SAILFIN DRIVE)

The Development Permit application for Dwelling, Single Detached (existing), 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, shall be permitted to remain on the subject property, in accordance with the Real Property Report prepared by *Vista Geomatics Ltd. (File No.: 25045242), dated May 6, 2025*, and conditions of approval including:
 - i. That the minimum rear yard setback requirement for the Dwelling, Single Detached shall be relaxed from **8.00 m (26.25 ft.)** to **6.87 m (22.54 ft.)**; and
 - ii. That the minimum rear yard setback requirement for the Deck shall be relaxed from **8.00 m (26.25 ft.)** to **5.05 m (16.57 ft.)**.

Advisory:

- 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, March 17, 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