



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

Jones Geomatics Ltd (Amy Hamilton)

Page 1 of 1

Tuesday, February 24, 2026

Roll: 05618632

RE: Development Permit #PRDP20260581

Lot 4, Block 12, Plan 2310096, SW-18-25-02-W05M; (25 WATERMARK LANE)

The Development Permit application for a Dwelling, Single Detached (existing), 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, shall be permitted to remain on the subject property, in accordance with the Real Property Report prepared by *Jones Geomatics Ltd. (File No.: 13024-24), dated April 10, 2025*, and conditions of approval including:
 - i. That the minimum front yard setback requirement shall be relaxed from **9.00 m (29.52 ft.)** to **8.98 m (29.46 ft.)**.

Permanent:

2. That the Dwelling, Single Detached shall not be used for Business or *Vacation Rental* purposes at any time, unless approved by a Development Permit.

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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca