

**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**

Wood, William

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Tuesday, February 24, 2026

**Roll:** 03223947

**RE: Development Permit #PRDP20260566**

**Lot 36, Block 5, Plan 1610315, NE-23-23-27-04; (101 HANSON LANE )**

The Development Permit application for a Dwelling, Semi-Detached (existing), relaxation to the minimum side 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 existing Dwelling, Semi-Detached, may remain on the subject property, in general accordance with the Real Property Report prepared by *Vista Geomatics Ltd. (File No.: 25045162)*, dated April 29, 2025, and conditions of approval including:
  - i. That the minimum side yard setback requirement for the dwelling, single-detached is relaxed from **3.00 m (9.8 ft.) to 2.94 m (9.64 ft.)**.

**Permanent:**

2. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
  - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
  - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
3. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Section 8.12 of the Langdon Area Structure Plan, Section 7.2.2(c) of Direct Control District 97 (DC 97), Section 27 of the County's Land Use Bylaw C-4841-1997 (as regulated through DC 97) and Section 8.6 of the Langdon East Conceptual Scheme. All lighting shall be full cutoff (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

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**Advisory:**

- That any other government permits, approvals, or compliance 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

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