

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)

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Tuesday, March 24, 2026

Roll: 05708302

RE: Development Permit #PRDP20260699

Lot 24, Block 432, Plan 2211906, NW-08-25-03-W05M; (95 GRAYLING ROAD)

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 (existing deck), shall be permitted to remain on the subject property, in accordance with the Real Property Report prepared by *Lovse Surveys Ltd.* (File No.: 2311150RPR), dated July 9, 2025, and conditions of approval including:
 - i. That the minimum rear yard setback requirement for the existing deck shall be relaxed from **6.00 m (19.68 ft.) to 5.56 m (18.24 ft.)**, including the Land Use Bylaw C-4841-97 (as regulated by Direct Control District 129) permitted allowance of the deck encroachment from 8.00 m (26.25 ft.) to 6.00 m (19.68 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, April 14, 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