

**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**

LeClair Thibeault (William LeClair)

Tuesday, May 5, 2026

Roll: 05708483

**RE: Development Permit #PRDP20262060**

**Lot 13, Block 47, Plan 2312501, NW-08-25-03-W05M; (649 SAILFIN DRIVE)**

The Development Permit application for a Dwelling, Single Detached, 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 lands, in accordance with the Real Report prepared by Global Raymac Surveys (file no. 26CR0065) dated January 13, 2026, 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 4.94 m (16.21 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 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 May 26, 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](mailto:development@rockyview.ca)

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