

**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**

Mills, Shezana & Lee

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Tuesday, June 16, 2026

Roll: 04620038

**RE: Development Permit #PRDP20262489**

**Lot 29, Block 1, Plan 7810330; SE-20-24-02-W05M; (24137 HERITAGE WOODS DRIVE)**

The Development Permit application for a Fence, relaxation to the maximum fence height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

**Description:**

1. That the construction of an over height Fence may commence on the subject lands, in accordance with the approved site plan, as amended, and the conditions of approval of this permit, including:
  - i. That the maximum fence height in a residential district shall be relaxed from **2.00 m. (6.56 ft.)** to **2.45 m. (8.03 ft.)**.

**Permanent:**

2. That the fence shall complement the character and quality of the principal building.
3. That the fence shall be setback at least 3.00 m (9.84 ft.) from the intersection of two roads to maintain the corner visibility triangle at all times.
4. That if the fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
5. That the area around the fence shall be kept clean and free of overgrown vegetation and free from refuse material.
6. That the fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
7. That the fence shall not impact/pose a nuisance to vehicular traffic at any time.
8. That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue and completed within twenty-four (24) months of the date of issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

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**Advisory:**

- That the Applicant/Owner shall incorporate best management practices for erosion and sedimentation control onsite. These practices shall be followed for all construction activities performed on the site to minimize impacts to adjacent lots and nearby water courses.
- That the County's *Nuisance and Unsightly Property Bylaw C-7690-2017* shall be adhered to in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious weeds and the site shall be maintained in accordance with the *Alberta Weed Control Act* [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 7, 2023], as amended.
- That any other federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
  - That it is the responsibility of the Applicant/Owner to obtain all necessary approvals from the Ministry of Environment and Protected Areas.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 7, 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](mailto:development@rockyview.ca)

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