



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

Vista Geomatics Ltd. (Alysia Cayley)

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Tuesday, August 25, 2026

Roll: 05707315

RE: Development Permit #PRDP20264834

Lot 15, Block 19, Plan 2210146, SW-07-25-03-W05M; (59 CHOKECHERRY RIDGE)

The Development Permit application for a Dwelling, Single Detached (existing), relaxation to the minimum side yard setbacks requirements has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Dwelling, Single Detached (existing) may remain on the subject lands in accordance with the approved application and Real Property Report prepared by Vista Geomatics Ltd. (File No.: 68048), dated January 31, 2024, as amended, and conditions of approval including:
 - i. That the minimum side yard setback requirement shall be relaxed from **3.35 m (11.00 ft.)** to **3.24 m (10.62 ft.)**; and
 - ii. That the minimum side yard setback requirement shall be relaxed from a total of **5.48 m (18.00 ft.)** to **5.36 m (17.58 ft.)**

Advisory:

- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds and 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.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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

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