

**Sandra Moses**

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**From:** Gurmeet Brar [REDACTED]  
**Sent:** Friday, April 10, 2026 1:44 PM  
**To:** Legislative Services  
**Cc:** Sandra Moses  
**Subject:** Bylaw C-8738-2026 -- PL20260006 (04701314)

I am opposed to granting of this site-specific amendment asking for the reduction of the side yard setback to 1.42m from the required 1.5m.

I understand that it is a minor adjustment but it affects everyone, near and far from the actual property, because of its absurdity and the work that it generates for you and for all of the respondents.

Given the possibility that the existing structure violates the minimum setback requirement and it is being relaxed to accommodate a long-existing violation, I suppose it would be best to take care of it in this way. I understand that survey systems change over time and what may have been conforming at one time may not be so today.

I must ask, however, if my premise in the above paragraph is correct why put everyone through this time-consuming and wasteful process. Surely someone should have the authority to exert some privilege and make it easier on everyone.

Thank you for your time and patience in dealing with this application.

Sincerely,  
Gurmeet Brar  
Owner of a home on Elbow Ridge Bluffs.

April 14, 2025

Rocky View County  
262075 Rocky View Point  
Rocky View County, AB  
T4A 0X2

Re: Bylaw C-8738-2026 – PL20260006 (04701314)  
323 Snowberry Place

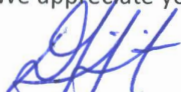
Dear Rocky View Counsel,

I am the former owner of the subject property and I am the applicant requesting the site-specific amendment to allow the existing dwelling to have a minimum side yard setback of 1.42m on the SE corner instead of the required 1.50m.

By way of background, when we acquired the home in 2004, we received a real property report ("RPR") from the builder that was stamped compliant by the MD of Rocky View. During our recent sale of the home, closed in January 2026, the purchaser required a revised compliant RPR. Unfortunately, the new RPR indicated that the measurement for the SE corner of the dwelling was 1.42m, instead of the 1.50m advised in the original RPR. There was no change to the dwelling location, so the surveyor could only speculate that the change in measurements could be due to more accurate measuring devices.

Given the nature of the bylaw, we were advised that this complicated process is the only way to address the needs of the new home owner and future home owners of the subject property. Unfortunately, this process has resulted in significant time and expense for me, the community, and the MD of Rocky View. It would be helpful if these kinds of requests could be dealt with in a more expedited way to minimize the use of resources, but I understand there may be legal hurdles to simplifying the process.

We appreciate you taking time to deal with this application.



Dan Lindquist