

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

Rocky View Schools (Brad Luft)

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Tuesday, January 20, 2026

Roll: 03222206

RE: Development Permit #PRDP20258561

Lot 11, Block 1, Plan 2411628, SE-22-23-27-W04M; (200 MOWAT STREET)

The Development Permit application for Shipping Container (parcels greater than 3.95 acres), placement of two (2) Shipping Containers has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the two (2) Shipping Containers, approximately 14.90 sq. m. (160.00 sq. ft.) each in area, may be placed on the subject parcel, in accordance with the application, approved site plan, and the conditions of approval of this permit, as amended.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight/Overdimension Permit will be required for any hauling along the County Road System and to confirm the presence of County Road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (*Bylaw C-8323-2022*) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or a Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County pursuant to the *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.

Permanent:

3. That if this Development Permit is not issued by **AUGUST 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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4. That any plan, technical submission, agreement, matter, recommendation, or understanding submitted and approved as part of the application, shall be implemented and adhered to in perpetuity.
5. That the Shipping Containers shall not be used as a *Dwelling Unit*, or for advertising purposes at any time unless approved by a Development Permit. There shall be no display of any logos, brand names, signage, or graffiti.
6. That the Shipping Containers shall be cohesive in colour, and similar to the surrounding site and adjacent properties in colour and appearance, to the satisfaction of the County.
7. That the Shipping Containers shall not have any materials stored on top.
8. That the Shipping Containers shall not be attached, in any way, to a building and shall not be stacked.
9. That the Shipping Containers shall be maintained in good order for the period placed on site.
10. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of the proposed Shipping Containers unless a separate Development Permit has been issued for additional fill.
11. That the Applicant/Owner shall take whatever means necessary to prevent visible dust associated with the development from escaping the site and having adverse effects on adjacent roadways and properties.
12. That no topsoil shall be removed from the site. All topsoil shall be retained on-site and shall be re-spread onsite and seeded to grass or landscaped after the shipping container placement is complete, as part of site restoration.
13. That the Applicant/Owner shall be solely financially responsible for rectifying any adverse effect on adjacent lands from drainage alteration, including stormwater implications from the proposed development. Post-development drainage shall not exceed pre-development drainage.
 - i. That any lot regrading and excavation is not to direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way; and
 - ii. That upon completion of the proposed development, the County may request the Applicant/Owner submit an as-built survey, confirming the post-development drainage does not exceed pre-development drainage and is in compliance with any matter submitted and approved as part of the Development Permit application, or in response to a Prior to Release condition.
14. That the Shipping Containers shall not be used for *business* purposes at any time, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. "Vehicle (Commercial)" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500kg or 7.00 m (22.97 ft.) in length.
15. That all on-site lighting, including private, site security, and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce up-light, in accordance with Sections 225 – 227 of the County's *Land Use Bylaw C-8000-2020*. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

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16. 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 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.

Advisory:

- That a Building Permit and applicable sub-trade permits are required through the County's Building Services department, prior to any construction taking place. Compliance with the *National Energy Code* is also required.
- That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020 & Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious or Noxious Weeds and shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.
- That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 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, February 10, 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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