

**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**

Prince of Peace (Rocky View) Inc.

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Tuesday, June 30, 2026

Roll: 03924009

**RE: Development Permit #PRDP20262778**

**Lot 1, Block 1, Plan 2111007, NE-19-24-28-04; (400 PRINCE OF PEACE WAY)**

The Development Permit application for School (existing), placement of two (2) Shipping Container(s) (parcels greater than 3.95 acres), relaxation to the minimum rear yard setback requirement and relaxation to the minimum shipping container setback requirement; 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 placement of two (2) Shipping Container(s), approximately  $\pm 29.73$  sq. m. ( $\pm 320.00$  sq. ft.) each in area; *Total area of  $\pm 59.46$  sq. m. ( $\pm 640.00$  sq. ft.) for two containers*; 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, including;
  - i. That the minimum rear yard (west) setback requirement shall be relaxed from **15.00 m. (49.21 ft.)** to **12.00 m (39.37 ft.)**;
  - ii. That the minimum shipping container setback requirement from the residential district shall be relaxed from **50.00 m (164.04 ft.)** to **12.00 m. (39.37 ft.)**; and
2. Installation of a solid wooden fence for screening of the Shipping Containers enclosure.
  - i. That the maximum fence height in shall be relaxed from **2.00 m (6.56 ft.)** to **2.44 m (8.00 ft.)**.

**Prior to Release:**

3. That prior to the release of this permit, the Applicant/Owner shall provide a revised site plan identifying the location of the proposed solid wooden fence surrounding the shipping container(s), together with fence elevation drawings, in accordance with Sections 95 and 100 of the County's *Land Use Bylaw C-8000-2020* (LUB), to the satisfaction of the Development Authority.

**Permanent:**

4. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That if transport operations associated with this Development Permit involve loaded heavy vehicle movements on County roads and exceed any of the thresholds identified below, the Applicant/Owner shall contact County Road Operations ([roaduse@rockyview.ca](mailto:roaduse@rockyview.ca)) and provide haul details for materials and equipment required during construction and/or site development:

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- i. More than 30 vehicle movements within any seven (7) day period;
  - ii. More than five (5) vehicle movements within any one (1) hour period;
  - iii. For the purposes of this condition, a “heavy vehicle” means a vehicle that exceeds any one of the following:
    - a. Two (2) axles;
    - b. 11.00 (36.09 ft.) in length; or
    - c. A maximum allowable gross vehicle weight of 4,500 kilograms.
  - iv. Any required agreements or a Roaddata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations.
6. That all conditions of Development Permit DP-5201-93 shall remain in effect unless otherwise conditioned within this approval.
7. That any plan, technical submission, agreement, matter, or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy condition of this Development Permit, shall be implemented and adhered to in perpetuity.
8. That the Fence and the Shipping Container(s) shall be cohesive and similar to the surrounding site and adjacent properties in colour and appearance.
9. That the Shipping Container(s) shall not display any logos, brand names, signage or graffiti.
10. That the Shipping Container(s) shall not have any materials stored on top.
11. That the Shipping Container(s) shall not be attached, in any way, to a building and shall not be stacked.
12. That the Fence and the Shipping Container(s) shall be maintained in good order for the period placed on site.
13. That if the Fence is not maintained to the satisfaction of the Development Authority, it shall be required to be repaired or removed.
14. That the area around the Fence shall be kept clean and free of overgrown vegetation and free from refuse material.
15. That the Fence shall not be expanded or enlarged at any time unless approved by a separate Development Permit.
16. That the Fence shall not impact/pose a nuisance to vehicular traffic at any time.
17. That the Shipping Container(s) shall not be used as a *Dwelling Unit*, or for advertising purposes at any time unless approved by a Development Permit.
18. That the Shipping Container(s) 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.
19. 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 Container unless a separate Development Permit has been issued for additional fill.

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20. 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.
21. 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 building construction is complete, as part of site restoration.
22. 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.
23. 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 LUB. 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.
24. 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 shall be obtained through the County's Building Services, prior to building placement, using the appropriate checklists and application forms.
  - That the Applicant/Owner shall follow the guidelines listed under the County's [Sea-Containers-Storage-Use-Only.pdf](#), including any building spatial separation requirements.
- 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 the site shall be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*, as amended.
- 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 federal, provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.



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- That the subject site shall adhere to any requirements noted within Instrument #031 143 481 (Restrictive Covenant), Instrument #211 113 186 (Utility Right-of-Way), Instrument #211 113 187 (Utility Right-of-Way), Instrument #211 113 188 (Emergency Access Easement), Instrument #211 113 189 (Utility Right-of-Way), Instrument #231 103 965 (Utility Right-of-Way), Instrument #251 107 311 (Utility Right-of-Way), Instrument #251 107 312 (Utility Right-of-Way), Instrument #251 107 313 (Utility Right-of-Way), Instrument #251 107 314 (Utility Right-of-Way), and Instrument #251 107 3146 (Utility Right-of-Way).
- 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 21, 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 Provincial Land and Property Rights Tribunal.

Regards,

A handwritten signature in black ink, appearing to read "D. Kowalski".

Development Authority

Phone: 403-520-8158

Email: [development@rockyview.ca](mailto:development@rockyview.ca)

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