



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

Gabel, Darwin

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Tuesday, July 28, 2026

Roll: 06507016

RE: Development Permit # PRDP20263518

Lot 4, Plan 7611111, NW-07-26-01-W05M; (14 GOLDEN KEY ESTATES)

The Development Permit application for the construction of an Accessory Building (two [2] existing shipping containers with a roof), relaxation to the maximum number of shipping containers placed in a Residential District, relaxation to the minimum side yard setback requirement and relaxation to the minimum rear yard setback requirements from a parcel holding an Agricultural or Residential designation 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 Accessory Building (two [2] shipping containers with roof), approximately 118.91 sq. m (1,280.00 sq. ft.) in footprint may be commence on the subject lands in accordance with the approved application and site plan, as amended, and conditions of this permit, including:
 - i. That the maximum number of shipping containers shall be relaxed from **one (1)** to **two (2)**;
 - ii. That the minimum side yard setback distance from a parcel holding an Agricultural or Residential District designation requirement shall be relaxed from **50.00 m (164.04 ft.)** to **23.46 m (77.00 ft.)**; and
 - iii. That the minimum rear yard setback distance from a parcel holding an Agricultural or Residential District designation requirement shall be relaxed from **50.00 m (164.04 ft.)** to **30.48 m (100.00 ft.)**.

Permanent:

2. That any plan, submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release condition, shall be implemented and adhered to in perpetuity.
3. That the Shipping Containers shall be adjoined by a roof structure at all times.
4. That the Accessory Building (two [2] existing shipping containers with a roof) shall be cohesive and similar to the surrounding site and adjacent properties in color and appearance at all times.
5. That the Shipping Container shall not be attached, in any way, to any other building, shall not be stacked or have any material stored on top at any time.



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6. That the Shipping Containers shall not display any logos, brand names, signage or graffiti, and shall be maintained in good order for the period that the Shipping Container is placed on site.
7. That the Accessory Building & Shipping Container shall not be used for Business purposes at anytime, including the parking of any *Vehicle (Commercial)* unless approved by a Development Permit.
 - i. That "*Vehicle (Commercial)*" means a vehicle, motor, used for commercial or industrial business operations, exceeding 5,500 kg or 7.00 m (22.97 ft.) in length.
8. 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 nor negatively impact existing drainage patterns in any road right-of-way.
 - 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.
9. 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.
10. That the entire site shall be maintained in a neat and orderly manner at all times. All garbage and waste material shall be deposited and confined in weatherproof and animal-proof containers in accordance with the approved site plan. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
11. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225 -227 of the *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.
12. 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 for the accessory building, using the appropriate checklists and application forms.
- That the subject development shall conform to the County's *Noise Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2022*, in perpetuity.
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance weeds in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1, December 7, 2023]*.



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- 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, August 18, 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,

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

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca