



## 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

McLeod, Michael

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Tuesday, August 25, 2026

Roll: 03231093

**RE: Development Permit #PRDP20264120**

**Lot 1, Block 2, Plan 2311332, NE-31-23-27-04; (235150 RANGE ROAD 275A)**

The Development Permit application for the placement of a Dwelling, Manufactured, placement of two (2) Shipping Containers (existing) on a parcel greater than 3.95 acres, relaxation to the maximum number of shipping containers placed on a parcel in a Residential District, and relaxation to the minimum setback requirement from a parcel holding an Agricultural or Residential designation [placed without permits] have been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

### Description:

1. That the placement of a Dwelling, Manufactured may commence on the subject parcel, in general accordance with the approved site plan and drawings prepared by *McLeod Consulting Ltd. (Page No.: L1, EP1, S1-S4), dated December 20, 2025*, as amended.
2. That two (2) Shipping Containers (existing) may remain on the subject lands in accordance with the approved site plan, as amended, including:
  - i. That the minimum setback distance from a parcel holding an Agricultural or Residential District designation (north property line) requirement shall be relaxed from **50.00 m (164.04 ft.)** to **40.00 m (131.23 ft.)**; and
  - ii. That the minimum setback distance from a parcel holding an Agricultural or Residential District designation (south property line) requirement shall be relaxed from **50.00 m (164.04 ft.)** to **45.00 m (147.64 ft.)**.
  - iii. That the maximum number of shipping containers placed on a residential district shall be relaxed from one (1) to two (2).

### Permanent:

3. That 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](mailto: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;



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- 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.
4. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or as submitted, shall be implemented, and adhered to in perpetuity.
5. That the Dwelling, Manufactured shall be constructed on a permanent foundation.
6. That there shall be a minimum of two (2) parking stall maintained on-site at all times dedicated to the Dwelling, Manufactured.
7. That the Dwelling, Manufactured shall not be used as a *Vacation Rental* or for *Business* purposes at any time unless approved by a Development Permit.
8. That there shall be adequate sanitary sewer and water servicing provided for the Dwelling, Manufactured.
9. 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.
10. That the Shipping Containers shall be cohesive and similar to the surrounding site and adjacent properties in color and appearance.
11. That the Shipping Containers shall not be stacked or have any material stored on top at any time.
12. That the Shipping Containers shall not be attached, in any way, to a building.
13. That the Shipping Container shall not be used as a Dwelling Unit, or for advertising purposes at any time unless approved by a Development Permit.
14. That the Shipping Container 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 for any undeveloped graded area(s), there shall be a minimum of six inches of topsoil placed on top, which shall then be spread and seeded to native vegetation or landscaped, to the satisfaction of the County.
16. 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.
17. 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.
18. 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 (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



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neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.

19. 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 the placement of Dwelling, Manufactured. Compliance with the *National Energy Code* is also required.
- That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, for the subject dwelling unit, to facilitate accurate emergency response. *The primary address for the Dwelling, Manufactured is 235150 Range Road 275A.*
- 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 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]*.
- 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 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,

A handwritten signature in black ink, appearing to read 'D. K...'. The signature is stylized and cursive.

Development Authority

Phone: 403-520-8158

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