



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

Zoom Surveys Ltd.

Page 1 of 2

Tuesday, September 22, 2026

Roll: 02335002

RE: Development Permit # PRDP20265492

Lot 1 Block C Plan 9410048; SW-35-22-28-W04M; (225036 Range Road 282)

The Development Permit application for a Shipping Container (parcels greater than 3.95 acres) [existing], relaxation to the minimum setback requirement from a parcel holding an Agricultural or Residential designation has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Shipping Container [existing] may remain on the subject lands in accordance with the Real Property Report prepared by Zoom Surveys Ltd., (File No.: 26-0455) dated August 5, 2026, as and conditions of this permit as amended, including:
 - i. That the minimum Shipping Container 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 **30.86 m (101.25 ft.)**;
 - ii. That the minimum Shipping Container 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 **13.69 m (44.92 ft.)**.

Permanent:

2. That the Shipping Container 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.
3. That the Shipping Container shall be cohesive and similar to the surrounding site and adjacent properties in color and appearance.
4. That the Shipping Container shall not be stacked or have any material stored on top at any time.
5. That the Shipping Container shall not be attached, in any way, to a building.
6. That the Shipping Container shall not be used for commercial purposes at anytime, unless approved by a Development Permit.
7. 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.



Zoom Surveys Ltd. # **PRDP20265492**

Page 2 of 2

- 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.
8. 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.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained through the County's Building Services for the shipping container, 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]*.
- 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, October 13, 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. [illegible]'. The signature is written in a cursive style.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca

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