ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

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

Scheurwater, Matthew

Tuesday, November 3, 2026

Roll: 06712036

RE: Development Permit # PRDP20265323

Lot 10, Plan 9510097, SE-12-26-03-W05M; (30094 BUNNY HOLLOW DRIVE)

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 requirement and relaxation to the maximum accessory building parcel coverage requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That Shipping Container [existing] approximately 14.86 sq. m (159.95 sq. ft.) in footprint may remain on the subject lands in accordance with the approved application and site plan, as amended, and conditions of this permit, including:
    i. 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 **1.00 m (3.28 ft.)**; and
    ii. That the maximum total Accessory Building parcel coverage shall be relaxed from **285.00 sq. m (3067.71 sq. ft)** to **368.57 sq. m. (3967.25 sq. ft.).**

Prior to Release:

2. That prior to release of this permit the Applicant/Owner shall submit details proposing an exterior paint colour for the shipping container, to ensure it will be cohesive and similar to the surrounding site and adjacent properties, in accordance with Section 150.1(b) of the County's *Land Use Bylaw C-8000-2020* (LUB) to the satisfaction of the Development Authority, and
    i. That upon acceptance of the submitted painting colour by the County, the Applicant/Owner shall paint the shipping container.
    ii. That once the exterior of the shipping container has been painted/completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, to ensure compliance with the above condition, to the satisfaction of the Development Authority.
3. That prior to release of this development permit, the Applicant/Owner shall install/construct a 2.00 m (6.56 ft.) high solid fence extension for the screening of the shipping container, as per the approved site plan, in accordance with Section 150.2 (b) of the LUB.
    i. That once completed, the Applicant/Owner shall contact the County for an inspection or provide dated photographs, to ensure compliance with the above condition, to the satisfaction of the Development Authority.

Permanent:

4. That if the prior to release conditions have not been met by **May 30, 2027,** or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.

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5. 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 including:
    i. That the second existing Shipping Container measuring approximately 29.73 sq. m (320 sq. ft.) in footprint shall be removed from the parcel no later than 14 days after the minor renovations are completed on the accessory building.
6. 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.
7. That the Shipping Container shall be cohesive and similar to the surrounding site and adjacent properties in color and appearance.
8. That the Shipping Container shall not be stacked or have any material stored on top at any time.
9. That the Shipping Container shall not be attached, in any way, to a building.
10. That the Shipping Container shall not be used for commercial purposes at anytime, unless approved by a Development Permit.
11. That any site landscaping or screening elements approved with the application, to screen the shipping container from the adjacent lands shall be maintained on-site at all times, to the satisfaction of the County.
12. 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.
13. 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. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
14. 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 *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.
15. 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 shipping container, remaining on the subject site, 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.

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- 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], as amended.*
- 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, November 24, 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