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.

N O T I C E O F D E C I S I O N

Scheiris, Jason

Tuesday, November 17, 2026

Roll: 06609004

RE: Development Permit #PRDP20266311
SW-09-26-02-W05M

The Development Permit application for the placement of two (2) Shipping Containers, relaxation to the minimum setback requirement from a parcel holding an Agricultural or Residential designation, relaxation to the minimum front yard setback requirement, and relaxation to the minimum side yard setback requirement [*commenced without permits*] has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

1. That two (2) Shipping Containers, approximately 18.58 sq. m. (200.00 sq. ft.) and 37.16 sq. m (400.00 sq. ft.) in footprint, may remain on the subject parcel, in accordance with the approved application and site plan, as amended, and conditions of this permit, including:
    i. That the minimum front yard setback requirement shall be relaxed from **45.00 m (147.64 ft.)** to **24.38 m (80.00 ft.)**;
    ii. That the minimum side yard setback requirement shall be relaxed from **6.00 m (19.69 ft.)** to **3.65 m (12.00 ft.)**; and
    iii. 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 **3.65 m (12.00 ft.)**;

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a Screening Plan to ensure the approved shipping containers are adequately visually screened from adjacent lands and roadways, in accordance with Section 150(b) of *Land Use Bylaw C-8000-2020 (LUB)*, to the satisfaction of the Development Authority.
    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

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3. That prior to release of this permit, the Applicant/Owner shall contact County Engineering Services and/or Road Operations to confirm location of the proposed second approach along Range Road 24 and scope of approach work to ensure adherence to the County Servicing Standards. *A pre-inspection may be required to be completed by the approving team prior to approval.*
    i. Written confirmation shall be received from the County confirming the status of this condition.

Permanent:

4. That if the prior to release conditions have not been met by **MAY 31, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
5. That any plan, technical submission, agreement, matter, recommendation or understanding submitted and approved as part of the application, the SSIP, and/or in response to a Prior to Release condition(s), shall be implemented and adhered to in perpetuity.
6. That the Shipping Containers shall be cohesive and similar to the surrounding site, any further buildings on site and adjacent properties in color and appearance at all times.
7. That the Shipping Containers 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.
8. 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.
9. That the Shipping Containers 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.
10. That the Shipping Containers shall not be used as a Dwelling Unit, or for advertising purposes at any time unless approved by a Development Permit.
11. 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.
12. 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.

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13. 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.
14. 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(s) 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],* 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, December 8, 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

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