



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

Rahim, Nasir

Page 1 of 2

Tuesday, July 15, 2025

Roll: 05632030

RE: Development Permit #PRDP20254066

Block 7, Plan 731547, NE-32-25-02-W05M; (255149 ROCKY RIDGE ROAD)

The Development Permit application for the renewal of a Care Facility (Child) (within an existing dwelling, single detached), one (1) non-illuminated freestanding sign, relaxation to the maximum freestanding sign height requirement and one (1) non-illuminated fascia sign (existing) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Care Facility (Child) (within an existing dwelling, single detached), and signage may take place on the subject site in accordance with the Site Plan submitted with the application and includes:
 - i. Care Facility (Child) operating from Monday to Sunday;
 - ii. Parented baby gym classes and special needs children support group operating Saturday to Sunday;
 - iii. Summer day camp operating seasonally from May to September;
 - iv. One (1) non-illuminated freestanding sign, approximately 1.50 sq. m (16.15 sq. ft.) in area, relaxation to the maximum freestanding sign height from **1.50 m (4.92 ft.) to 2.44 m (8.00 ft.)**; and
 - v. One (1) non-illuminated fascia sign, approximately 1.08 sq. m (11.68 sq. ft.) in area on the east elevation of the dwelling, single detached.

Permanent:

2. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application, or submitted in response to a Prior to Release or Occupancy condition under Development Permit PRDP20234268, shall be implemented and adhered to in perpetuity.
 - i. Including the Trip Generation Memo prepared by Watt Consulting Group, dated September 19, 2023.
3. That the maximum operational capacity of the Care Facility (Child) shall not exceed 50 children at any one time, or in accordance with Provincial licensing requirements.
4. That there shall be no overnight stays related to the Care Facility (Child) at any time.
5. That the hours of operation for the Care Facility (Child) shall be Monday to Sunday including holidays, from 7:00 a.m. to 6:00 p.m.
6. That the summer day camp may operate through May 1st through September 30th of the calendar year.
 - i. That the hours of operation for the summer day camp shall be Monday to Sunday including holidays, from 7:00 a.m. to 6:00 p.m.



Rahim, Nasir #PRDP20254066

Page 2 of 2

7. That a minimum of 14 parking stalls, including two (2) barrier free stalls, shall be maintained on-site at all times.
8. That the site shall be maintained in a neat and orderly fashion at all times.
9. 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 225-231 of the County's *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 motorist.
10. 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 null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That the operation shall adhere to any Provincial requirements under the *Early Learning and Child Care Act*, February 1, 2021, as amended.
 - ii. All Provincial licensing shall be obtained prior to business operation.
- 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 the site shall remain free of restricted and noxious 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 no off-site parking is permitted within the County's Road Right of Way at any time.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 5, 2025**, 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 Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kaur'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca