



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

Contrive Engineering and Project Management (Hemang Parikh)

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Tuesday, September 9, 2025

Roll: 03222827

RE: Development Permit #PRDP20255334

Lot 1, Block 14, Plan 2111497, NW-22-23-27-04; (1, 290 VALE VIEW ROAD)

The Development Permit application for Care Facility (Child) (existing building), tenancy for a daycare has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Care Facility (Child) (existing building), may be operate in Unit 1, of Building 5, located at 290 VALE VIEW ROAD, in general accordance with the submitted Site Plan application and amended, including:
 - i. Chain-link fencing with vinyl slats, approximately 1.50 m (4.92 ft.) in height;
 - ii. Fenced play area approximately 98.41 sq. m. (1,059.28 sq. ft.) in area; and
 - iii. Tenancy for *Painted Sky Early Learning Center*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit a revised fence plan in accordance with Section 266 – 269 of the *Land Use Bylaw C-8000-2020* (LUB).
 - i. That the revised plans shall include the colour of the proposed vinyl slats.
3. That prior to release of this permit, the Applicant/Owner shall submit a revised Landscaping Plan prepared by Developments 2 (Drawing No.: L0.1), dated March 7, 2024, in accordance with Section 100, 260 & 430 b) of the LUB.
 - i. That the three (3) Colorado Spruce trees in the proposed fenced play area shall be replaced on the subject site.

Prior to Occupancy:

4. That prior to occupancy of the site and building, that Development Permit PRDP20241592 shall be issued a Development Completion Certificate with all conditions satisfied.
5. That prior to occupancy of the building, the building shall be tied into piped municipal services and all internal fire suppression systems shall be operational.

Permanent:

6. That if the prior to release conditions have not been met by **MARCH 31, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
7. That all conditions of PRDP20241592 shall remain in effect, unless otherwise conditioned in this approval.



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8. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a Prior to Release or Occupancy Condition or as approved under PRDP20241592, shall be implemented and adhered to in perpetuity.
9. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
10. That no off-site parking is permitted within the County's Road Right of Way at any time.
11. That there shall be no overnight stays related to the Care Facility (Child) at any time.
12. That the children for the Care Facility (Child) shall be under the age of 13 years at all times.
13. That the maximum operational capacity of the Care Facility (Child) shall not exceed 48 children at any one time, or in accordance with Provincial licensing requirements.

Advisory:

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy or any construction taking place for the Change of Use. *The Development shall conform to the current National Energy Code.*
- That no business-related signage is permitted on the County's road right-of-way.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- 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 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 any principal commercial uses located on the subject site, to facilitate accurate emergency response. The municipal address for the site is *1, 290 VALE VIEW ROAD*.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Applicant/Owner shall obtain any required Provincial Alberta Health Services approvals;
 - That the operation shall adhere to any Provincial requirements under the *Early Learning and Child Care Act, February 1, 2021*, as amended;
 - That all Provincial licensing shall be obtained, prior to business operation; and
 - That the development shall adhere to the issued Roadside Development Permit application, Permit Number: 2024-0042822, as amended, issued by ATEC.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 30, 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 County's Subdivision and Development Appeal Board.

Regards,

Development Authority
Phone: 403-520-8158
Email: development@rockyview.ca

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