

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

Peake Design Group (Kian Hebenton)

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Tuesday, February 24, 2026

Roll: 06404004

RE: Development Permit #PRDP20260186

Lot 1, Block 4, Plan 1610511, NE-04-26-29-04; (101, 293026 COLONEL ROBERTSON WAY)

The Development Permit application for Indoor Participant Recreation Services, tenancy for a gymnasium has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That Indoor Participant Recreation Services, for a gymnasium, may commence on the subject lands, in accordance with the approved application, Site Plan, and drawings, as prepared by Peake Design Group, Project No: 25-136, Dwgs: A0.01 – A2.00, dated December 29, 2025, as amended, and the conditions of approval of this permit including:
 - i. Tenancy for *Khel Sports*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall make payment of the required Community Recreation Off-Site Levy for the development area of the approved development, in accordance with the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*.
3. That prior to release of this permit, the Applicant/Owner shall submit a Letter of Confirmation, prepared by a qualified transportation engineer, to address if the analysis and traffic volumes in the *Balzac Global Traffic Impact Report* (December 2010, as amended) for these lands meet the criteria for the development.
 - i. That if updates to reflect revisions are required to the *Balzac Global Traffic Impact Report*, this will be at the Applicant/Owner's expense. The letter will also need to address if the proposed development is in accordance with the *Nose Creek Business Park Phase 1 Traffic Impact Assessment* (TIA); if not, a new TIA will be required for the site to address the potential for off-site impacts.
 - ii. That should the recommendations of the TIA require off-site improvements, then the Applicant/Owner shall enter into a Development Agreement with the County.

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4. That prior to release of this permit, the Applicant/owner shall submit a Parking Assessment, prepared by a qualified professional to determine the parking demand and supply characteristics associated with the proposed development in accordance with Section 30.1 f) of *Land Use Bylaw C-4841-97* (LUB) [as regulated by *Direct Control District 131*], and Policy 4.4.3 a) of the *Balzac East Area Structure Plan* (ASP), to the satisfaction of the Development Authority.
5. That prior to the release of this permit, the Applicant/Owner shall submit written confirmation that the Developer/Owner is supportive of the proposed business tenants required use of the development's onsite parking requirements and variance proposal, to the satisfaction of the Development Authority.
6. That the prior to release of this permit, the Applicant/Owner shall confirm and demonstrate calculations for water and wastewater usage for the change of use on the subject parcel to support the existing onsite Customer Servicing Agreement.
 - i. That site servicing includes maximum caps on sanitary flows per the original site development and shall continue to apply to the subject parcel. Should the new tenancy result in increased water or sanitary demands that exceed previously purchased allocations, additional servicing capacity will need to be purchased by the landowner in accordance with the County's *Master Rates Bylaw C-8609-2025* and the Customer Service Agreement in place for the parcel.
 - ii. The County will not meter water/wastewater use inside a building/development and will continue to issue monthly invoicing to the registered landowner only.

Prior to Occupancy:

7. That prior to occupancy of the subject bay, the Applicant/Owner shall contact County Fire Services for an occupant load inspection for the subject bay, in accordance with the *National Fire Code – 2023 Alberta Edition*.
 - i. Written confirmation shall be received from County Fire Services confirming the status of this condition. Any required approvals or permits shall be obtained unless otherwise noted by County Fire Services.

Permanent:

8. That if the prior to release conditions have not been met by **SEPTEMBER 30, 2026**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
9. 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, shall be implemented and adhered to in perpetuity.
10. That all conditions of Development Permit PRDP20144795 shall remain valid and in effect, and shall be implemented and adhered to in perpetuity.
11. That a minimum of (986) onsite motor vehicle parking stalls, shall be available and maintained for the subject tenancy at all times, OR in accordance with the final approved Parking Assessment, if approved by the Development Authority.



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- i. That the subject parcel shall contain adequate directional/wayfinding signage to respective parking areas at all times.
 - ii. That barrier-free motor vehicle parking stalls shall be implemented and maintained for the subject tenancy at all times, in accordance with the *National Building Code – 2023 Alberta Edition*.
12. That this approval does not include onsite retail sales at any time.
13. That if the subject parcel changes commercial usage, the Owner shall submit to the County a revised description of process and subsequent water and wastewater requirements.
14. That this subject parcel shall be subject to water usage/wastewater monitoring by County Utility Operations, in order to ensure compliance with the County's *Water/Wastewater Utilities Bylaw C-7662-2017*, as amended.
15. That the subject parcel shall continue to obtain potable water service from the East Balzac Water Distribution system.
16. That the subject parcel shall continue to obtain sanitary servicing that will discharge through to the Rocky View Wastewater Transmission Main.
17. That the site shall be maintained in a neat and orderly fashion at all times, to the satisfaction of the County. All garbage and waste material shall be deposited and confined in weatherproof containers. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.
18. That this approval does not include the installation of any off-site/on-site signage. *That any onsite wayfinding or ancillary internal business signage is permitted and does not require additional Development Permit approval.*
19. That any future tenant(s) of the site and/or building shall require separate Development Permit approval OR New Business Tenant (No Change of Use) approval, prior to tenancy.
20. That all on-site lighting and all private lighting including site security and parking area(s) lighting shall be designed to conserve energy, reduce glare, and reduce uplift. All development shall be required to demonstrate lighting design that reduces the extent of spill-over glare, are fully shielded or cut-off, and eliminates glare as viewed from nearby properties, in accordance with Section 4.4.3(c) of the *ASP*, Section 5.2.6 w) & x) of the *Nose Creek Business Park Conceptual Scheme (CS)*, and Sections 27.1 – 27.2 of *Land Use Bylaw C-4841-97 (LUB)*.
21. 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 date of 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 the Applicant/Owner shall be responsible for all required payments of 3rd party reviews and/or inspections as per the County's *Master Rates Bylaw*, as amended.

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- i. For any 3rd party review work completed Prior to Release of the Development Permit, the invoices shall be paid prior to the Development Permit being issued. For any work completed after Permit release but before Permit Occupancy, the invoices shall be paid prior to Development Occupancy.
- That the Applicant/Owner shall obtain a Building Permit and any applicable sub-trade permits through the County's Building Services department prior to tenant occupancy, using the appropriate checklists and application forms. Compliance with the *National Energy Code* is also required.
 - That the subject development shall conform to the County's *Noise Control Bylaw C-8067-2020* and *Road Use Agreement Bylaw C-8323-2020*, in perpetuity.
 - That the Applicant/Owner shall adhere to any requirements of any instruments registered on title. That should there be any impact to any instrument, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
 - That any other federal, provincial, or County permits, approvals, and/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, March 17, 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 Subdivision and Development Appeal Board.

Regards,



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