

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

Denizen Group Ltd. (Vincent See)

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Tuesday, June 30, 2026

Rolls: 05708670

RE: Development Permit #PRDP20262294

Lot 3, Block 22, Plan 2511160; SW-008-25-03-W5M (400 COPITHORNE TRAIL)

The Development Permit application for a Child Care Facility, construction of a new building and business tenancy has been **conditionally-approved** by the Rocky View County (the County) subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the construction of a Child Care Facility may commence on the subject lands in accordance with the application package submitted with the application, as prepared by *Denizen, Project No. DZ-1019, dated March 20, 2026*, as amended, to meet conditions of this approval, and includes:
 - i. Construction of a principal building, to operate the proposed Child Care Facility and ancillary uses (for the floor plans), approximately ± 845.00 sq. m ($\pm 9,095.00$ sq. ft.) in building footprint; *Proposed Gross Floor Area: $\pm 1,90.00$ sq. m ($\pm 18,191.00$ sq. ft.)*.
 - ii. Perimeter fencing with wooden, decorative, aluminum or enhanced slats, approximately 1.84 m (6.03 ft.) in height;
 - iii. Outdoor play area, approximately ± 585.00 sq. m. ($\pm 6,297.00$ sq. ft.) in area;
 - iv. Employee Amenity Area, Bicycle parking and Retaining Wall;
 - v. EV Charging Stalls, as proposed;
 - vi. Business Tenancy for *Kidz Space*; and
 - vii. Site Grading (as required to meet conditions of this approval).

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit written confirmation of development compliance with the Architectural Design Guidelines for the Harmony Subdivision, in accordance with Section 5.3.1 of the Harmony Conceptual Scheme (CS).
3. That prior to release of this permit, the Applicant/Owner shall submit written confirmation on how the proposed building incorporated environmental building standards, that are in keeping with Section 5.3.3 and Policy 5.3.4 of the Harmony CS.
4. That prior to release of this permit, the Applicant/Owner shall submit a parking and loading needs assessment/memo, prepared by a qualified professional, confirming the number of stalls required for the commercial development and supply characteristics, in accordance with Section 3.18.0 of Direct Control District 129 (DC 129) and Section 30.1(f) of the regulated Land Use Bylaw C-4841-97 (LUB).



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5. That prior to release of this permit, the Applicant/Owner shall submit a revised site plan, that includes:
 - i. A minimum parking stall width dimension of 2.59 m (8.50 ft.), in accordance with Section 30.1(k) of the LUB.
 - ii. A minimum number of 61 parking stalls in accordance with Section 30.1(b) [Schedule 5] of the LUB.
 - a. Alternatively, a parking assessment may be submitted to propose and support a site-specific assessment for on-site parking, in accordance with other noted conditions on this approval.
6. That prior to release of this permit, the Applicant/Owner shall submit a lighting plan, including photometrics and lighting spec details, for the proposed development for all mounted building and proposed pole lighting, in accordance with Section 5.3.3 of the CS and Section 27 of the LUB.
7. That prior to release of this permit, the Applicant/Owner shall submit a revised landscaping & fencing plan, that includes:
 - i. The proposed screening elements for the waste and recycling molok areas, in accordance with Section 11.2 (Table 11[r]) and Section 25.4(g) of the LUB;
 - ii. A maintenance program for the longevity of the landscaping, in accordance with Section 3.15.1 of DC 129;
 - iii. Method of irrigation, including non-potable water sources, in accordance with Section 3.15.1 of DC 129 and Section 26.9 of the LUB; and
 - iv. A colour rendering/material/colour legend of the proposed perimeter fence, in accordance with Section 42 of the LUB, to the satisfaction of the County. *The proposed fence shall align and be cohesive to the esthetics of the Harmony subdivision.*
8. That prior to release of this permit, the Applicant/Owner shall submit payment of the County's *Community Recreation Off-Site Levy Bylaw C-8550-2024*. The levy shall be calculated based on the total/combined development area, in accordance with the base levy rate.
9. That prior to release of this permit, the Applicant/Owner shall submit payment of the required/applicable Cost Recovery Agreement, in accordance with the County's Policy C-406 (*Infrastructure Cost Recovery*), overarching the subject lands, tied to the Bingham Crossing offsite infrastructure improvements. *The levy shall be calculated based on the specific recovery rate.*
10. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development. Information provided will confirm if a Road Use Agreement or a Roadata/Heavy Haul/Overweight /Overdimension Permit will be required for any hauling along the County Road system and to confirm the presence of County road ban restrictions.
 - i. The Applicant/Owner shall answer all questions from the County Road Operations Road Use Agreement Questionnaire (Bylaw C-8323-2022) and send the information to roaduse@rockyview.ca;
 - ii. Any required agreements or Roadata/Heavy Haul/Overweight/Overdimension Permit shall be obtained unless otherwise noted by County Road Operations;
 - iii. If a road use agreement is required, the Applicant/Owner shall be required to provide a refundable security to the County, pursuant to the County's *Road Use Agreement Bylaw C-8323-2022*; and
 - iv. Written confirmation shall be received from County Road Operations confirming the status of this condition.



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11. That prior to release of this development permit, the Applicant/Owner shall submit a Geotechnical Investigation, to verify the site is suitable for the proposed buildings, site works, and deep utilities, in accordance with the County's Servicing Standards. *For any area with greater than 2.00 m (6.56 ft.) of fill, a Deep Fill report is required in accordance with the County's Servicing Standards.*
12. That prior to release of this development permit, the Applicant/Owner shall submit a letter prepared by a transportation engineer, to address if the analysis and traffic volumes in the Harmony Master Transportation Impact Assessment (TIA) report for these lands meet the criteria for the development, in accordance with the County's Servicing Standards.
 - i. If the recommendations of the Traffic Impact Assessment require off-site improvements, then a Development Agreement shall be entered into.
13. That prior to release of this development permit, the Applicant/Owner shall submit written confirmation from HAWSCo, the licensed piped water and waste-water supplier for the Harmony subdivision, that includes confirmation of adequate capacity has been allocated and reserved for the proposed development.
14. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site wastewater servicing design, that will tie into the offsite Harmony wastewater collection system and, in accordance with the County's Servicing Standards.
15. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site water servicing design, including adequate fire protection, for the proposed development that will tie into the Harmony potable water system, in accordance with the County Servicing Standards, County Bylaws, as amended. *The design shall also address the need for a pressure reducing valve and backflow preventer.*
16. That prior to release of this development permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the Harmony Phase 8 Stormwater Management Plan (Stantec, 2024) and the County's Servicing Standards. The plan shall provide for any necessary easements and rights-of-way for drainage and include but not be limited to details regarding any on-site retention, stormwater flow rates offsite into storm sewers/swales and storage volumes, proposed finished surface/grading plan (corner lot grades) and address the need for an oil/grit separator.
17. That prior to release of this development permit, the Applicant/Owner shall submit a sediment and erosion control plan, in accordance with the County's Servicing Standards. *As the subject site is less than 2.00 hectares, a full report is not required.*
18. That prior to release of this development permit, the Applicant/Owner shall submit a detailed site grading plan, in accordance with the County's Servicing Standards.

Prior to Site Occupancy:

19. That prior to site occupancy and building occupancy, the County shall have issued Construction Completion Certificates for the Phase 8 development agreement scope under the County's Subdivision file #PL20170126, by the County and HAWSCo. *This is required to ensure the offsite infrastructure servicing this site is in place and operational before occupancy of any of the proposed structures occurs.*
20. That prior to site occupancy and building occupancy, the Applicant/Owner shall submit as-builts drawings, certified by a professional engineer licensed in the Province of Alberta. The as-built drawings shall include verification of all as-built sanitary and water infrastructure, as-built pond volumes, site grades, liner verification, inverts and any other information that is relevant to SSIP.
 - i. Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped approved drawings.



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21. That prior to site occupancy and building occupancy, all development components shall be in place prior to occupancy of the site. The County shall complete an inspection to verify all development components.
 - i. That upon occupancy inspection, if any at-grade or rooftop mechanical or electrical units are visible, additional screening measures shall be proposed and implemented to ensure complete screening with appropriate measures, in accordance with Section 6.6.1 of DC 129 and Section 25.4(g) of the LUB.
 - ii. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without development site completion, including any outstanding engineering items and the offsite pedestrian elements, provided that an Irrevocable Letter of Credit or refundable security in the amount of 150.00%, or as agreed to with the Development Authority, of the total cost of completing all the outstanding components shall be placed with the County to guarantee the works shall be completed by the 30th day of June immediately thereafter.
 - iii. A completion inspection shall be completed and approved by the County before any funds are released to the Applicant/Owner.

Permanent:

22. That if the conditions of this permit have not been met by **JANUARY 31, 2027**, or through an approved extension date, then this approval is null, and void and the Development Permit shall not be issued.
23. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a prior to release or occupancy condition, shall be implemented and adhered to in perpetuity including all correlating technical submissions, under the County's Subdivision File #PL20170126, for Phase 8 of Harmony.
24. That if the development authorized by this Development Permit does not commence 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.
25. That the subject development shall be in accordance with the Harmony CS, DC 129, and LUB at all times.
26. That there shall be no overnight stays related to the Child Care Facility at any time.
27. That the children for the Child Care Facility shall be under the age of 13 years at all times.
28. That the maximum operational capacity of the Child Care Facility shall be no greater than 289 children and/or the occupant load in accordance with Provincial licensing requirements at all times.
29. That a minimum of 63 parking stalls and/or the amount of stalls proposed in an approved onsite Parking and Loading Needs Assessment shall be maintained on site at all times.
27. That the entire site/development area shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
28. That all landscape and screening areas shall be in accordance with the final approved landscaping drawings and includes:
 - i. That all landscaping shall be installed and completed within twenty-four (24) months from date of permit issue, unless secured through a security, at the time of Development Occupancy.
 - ii. That the Applicant/Owner shall be responsible for the irrigation, quality, extent and maintenance of the landscaped areas year-round, in perpetuity of the life of the development. Any trees that perish shall be replanted by June 30th of the next growing season.



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- iii. All landscaping shall not alter the approved stormwater design without prior written consent of the County.
 - iv. That potable water should not be used for irrigation and landscaping purposes and best management practices including the reuse of rainwater, property runoff, or greywater should be implemented onsite and supported; and
 - v. That water conservation strategies shall be implemented and maintained at all times, in accordance with the CS and the County's Water Conservation Policy C-600.
29. That all garbage/waste containers shall be kept within the primary building and ultimately disposed of in the exterior molok units, which shall remain adequately screened from all adjacent properties and public thoroughfares, in perpetuity.
 30. That the Applicant/Owner shall take any appropriate means necessary, during construction or business operations, to prevent visible dust associated with the development and the offsite parking areas, that is escaping the site and having adverse effects on adjacent roadways and properties.
 31. That no native topsoil or fill material shall be exported off any property.
 32. That any material imported to or removed from the site during construction shall be hauled in/off in a covered trailer/truck that will prevent blowing of dust/small rocks onto the road or issues with other vehicles on the road.
 - i. That the clean-up of any mud tracking and/or dirt that enters onto adjacent County roads during construction shall be the responsibility and cost of the Owner.
 33. That any constructed approaches shall be in accordance with the County's Servicing Standards.
 34. That all on-site lighting and all private lighting, including site security lighting and parking area lighting, shall be in accordance with DC 129 and Section 27 of the LUB. Lighting shall be designed to conserve energy, reduce glare, reduce uplight and implement dark sky principles including fully-shielded and completely downward facing lighting models. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and minimizes glare as viewed from adjacent roadways, nearby residential and commercial properties.
 35. That during all site and building construction, temporary stockpiles are permitted to be located on any development property but shall be spread and utilized in the development, upon completion of construction and occupancy stages.
 36. 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 shall not direct any additional overland surface drainage nor negatively impact existing drainage patterns in any road right-of-way or adjacent property.
 37. That any proposed business intensification shall require separate Development Permit approval, prior to commencement onsite.
 38. That this approval does not include any business signage. Any proposed future business signage shall require a separate Development Permit.
 - i. That any on-site wayfinding signage, including for direction, identification and information purposes, or barrier-free signage shall be permitted and does not require additional development permit approvals for signage; and
 - ii. That no temporary signs shall be placed on the site at any time except any temporary signs required during site development or building construction.

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39. That any new business tenants or change in use of a future tenant of the building is proposed, a New Business tenancy approval and/or a Change of Use Development Permit, for tenancy (use) and signage, prior to occupancy shall be obtained.

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.
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 issuance, the invoices shall be paid as per the required deadline.
- That during construction, all construction and building materials shall be maintained onsite in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- That the Applicant/Owner shall submit separate shallow utility requests, to the County's Engineering team, for review and approval, for any work proposed in the adjacent road right of way, in conjunction with the Developer approval, depending on road ownership status.
- That there shall be no customer or business parking at any time along the adjacent Road System of Harmony Circle or Copithorne Trail at any time.
- That the site shall adhere to any requirements of any instruments registered on title. Any impact on any instrument or agreement required, the Applicant/Owner shall contact the Grantor of the instrument, prior to commencement.
- That it is the Applicant/Owner's responsibility to display distinct municipal address for the development, in accordance with the County's *Municipal Addressing Bylaw (Bylaw C-7562-2016)*, to facilitate accurate emergency response. *The municipal address for the Care Facility (Child) is 400 COPITHORNE TRAIL.*
- That the site shall remain free of Regulated, Prohibited Noxious, Noxious, or Nuisance 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]*, as amended.
- That the County's *Noise Control Bylaw (C-8067-2020)* and *Road Use Agreement Bylaw (C-8323-2022)* shall be adhered to at all times, as amended.
- That a Building Permit and applicable sub-trade permits is required through the County's Building Services department, prior to any construction taking place. *Compliance with the National Energy Code, Fire Code, and the County's Fire Hydrant Water Suppression Bylaw C-7259-2013 is required. Compliance and completion of the listed items noted in the Building Code Comments for Proposed Development, dated May 25, 2026 is also required.*
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the Operator of the business 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; and
 - That all Provincial licensing shall be obtained, prior to business operation.



ROCKY VIEW COUNTY

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

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

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If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 21, 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 until the decision to approve the Development Permit has been determined by the County's Subdivision and Development Appeal Board.

Regards,

A handwritten signature in black ink, appearing to read "D. Thompson".

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

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