

**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**

Bearspaw Preschool & JK (Kari Kasper)

Page 1 of 2

Tuesday, June 30, 2026

Roll: 05619035

**RE: Development Permit #PRDP20262906**

**Lot 2 MR, Block 6, Plan 1413483, NW-19-25-02-05; (253220 BEARSPAW ROAD)**

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

**Description:**

1. That School (existing building), tenancy for a preschool classroom, may operate onsite, in general accordance with the submitted Site Plan application and amended, including:
  - i. The operations shall be limited to one (1) classroom approximately 62.70 sq. m (674.88 sq. ft.) in footprint and ancillary use of the existing internal gymnasium, approximately 512.08 sq. m (5,512.00 sq. ft.) in footprint; and
  - ii. Tenancy for *Bearspaw Preschool & JK*.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services ([firepermitsinspections@rockyview.ca](mailto:firepermitsinspections@rockyview.ca)) to book an occupancy inspection, to determine fire safety requirements for the preschool operation. The inspection will confirm if any fire safety requirements need to be complied with.
  - i. That the Applicant/Owner shall complete any requirements or improvements that may be required as a result of the occupancy inspection to comply with fire safety requirements; and
  - ii. Written confirmation shall be received from County Fire Operations confirming the status of this condition.

**Permanent:**

3. That if the prior to release conditions have not been met by **DECEMBER 31, 2026**, or through an approved extension date, then this approval is null and void and the Development Permit shall not be issued.
4. 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 of this Development Permit, shall be implemented and adhered to in perpetuity, including:
  - i. The Transportation Impact Assessment Update prepared by Bunt & Associates (Project No.: 02-22-0204), dated January 16, 2023.

Bearspaw Preschool & JK (Kari Kasper) #PRDP20262906  
Page 2 of 2

5. That the maximum operational capacity of the *School* for the preschool classroom only, shall not exceed 16 children at any one time and/or in accordance with Provincial licensing requirements.
6. That the hours of operation for the Preschool classroom shall be Monday to Friday, from 8:30 AM to 3:30 PM.
7. That any business-related signage shall require a separate Development Permit application, prior to installation on site, unless otherwise approved under this Development Permit.
  - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.
8. That no off-site parking is permitted within the County's Road Right of Way at any time.
9. That there shall be no overnight stays related to the School at any time.
10. That any change in future tenant(s) of the site shall require a development permit application for tenancy and signage (change of use) or a New Business Tenant approval, whichever is applicable at the time of tenancy.

**Advisory:**

- That a Building Permit and applicable sub-trade permits shall be obtained, through Building Services, using the appropriate checklist, prior to business tenancy of the preschool 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 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; and
  - That all Provincial licensing shall be obtained, prior to business operation including any Roadside Development Permit requirements from Alberta Transportation and Economic Corridors.

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 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](mailto:development@rockyview.ca)

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