



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

Little Forest Dwellers (Dania El-Asmar)

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Tuesday, July 28, 2026

Roll: 03912070

RE: Development Permit #PRDP20263501

Block A, Plan 819LK, NE-12-23-05-05; (27 WHITE AVEUNE)

The Development Permit application for a Care Facility (Child) (existing building), expansion of an existing daycare and ancillary use to the existing public building (community centre) has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the expansion of the existing Care Facility (Child) (existing building) ancillary use to the existing public building (community centre), may take place on the subject site in accordance with the Site Plan submitted with the application, as amended, including:
 - i. Tenancy for *Little Forest Dwellers*.

Permanent:

2. That all conditions of Development Permit #8485 – 99 and #PRDP20231740 shall remain in effect unless otherwise conditioned within this approval.
3. That any plan, technical submission, agreement, or matter submitted and approved as part of the application in response to a Prior to Release or Occupancy condition or as approved under Development Permit #8485 – 99 and #PRDP20231740, shall be implemented and adhered to in perpetuity.
4. 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.
5. That there shall be no overnight stays related to the Care Facility (Child) at any time.
6. That the site shall be maintained in a neat and orderly fashion at all times.
7. That all parking stalls shall be maintained onsite at all times in accordance with Table 5 of the *Land Use Bylaw C-8000-2020*.
8. That the signs shall be kept in a safe, clean, and tidy condition at all times.
9. That all outdoor waste receptacles shall be Interagency Grizzly Bear Committee (IGBC) certified, or equivalent, wildlife-proof waste receptacles, meeting or exceeding wildlife management authority standards.



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- i. Receptacles shall comply with the waste management policies of the *Bragg Creek Area Structure Plan* (ASP); and
 - ii. Waste receptacles securely stored indoors are exempt from this requirement.
10. That any future business signage not approved under this Development Permit shall require separate Development Permit approval prior to placement onsite.
 - i. That any onsite wayfinding or directional signage is permitted and does not require development permit approval.

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 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 future change in tenants will be required to apply for a New Business Tenant (No Change of Use) or a Change of Use (Land or Existing Building) Development Permit prior to tenancy.
- That no off-site parking is permitted within the County Road Right of Way.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements.
- 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; and
 - That the operation shall adhere to any Provincial requirements under the *Early Learning and Child Care Act, February 1, 2021*, as amended.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 18, 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,

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

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

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