



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

Omni Kids Academy (Jinsun Kim)

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Tuesday, August 11, 2026

Roll: 04734008

RE: Development Permit #PRDP20263967

Lot 20, Block 1, Plan 2411690, SW-34-24-03-05; (91 COMMERCIAL COURT)

The Development Permit application for a Care Facility (Child) (existing building), tenancy for a daycare and ancillary use to the existing religious assembly building and installation of a non-illuminated freestanding sign insert has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That the Care Facility (Child) (existing building) ancillary use to the existing religious assembly building, may take place on the subject site in accordance with the Site Plan submitted with the application, as amended, including:
 - i. Installation of a non-illuminated freestanding sign insert on an existing freestanding sign (OMNI Kids Childcare), approximately 0.81 sq. m (8.72 sq. ft.) in area;
 - ii. Installation of chain-link fencing approximately 1.22 m (4.00 ft.) in height; and
 - iii. Tenancy for *Omni Kids Academy*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Fire Services (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 this Development Permit is not issued by **FEBRUARY 28, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.



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4. That all conditions of Development Permit #2010-DP-14283 shall remain in effect unless otherwise conditioned within this approval.
5. 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 #2010-DP-14283, shall be implemented and adhered to in perpetuity.
6. That the maximum operational capacity of the Care Facility (Child) shall not exceed 102 children at any one time or in accordance with Provincial licensing requirements.
7. That there shall be no overnight stays related to the Care Facility (Child) at any time.
8. That all parking stalls shall be maintained onsite at all times in accordance with Table 5 of the *Land Use Bylaw C-8000-2020* (LUB).
9. That the sign shall be kept in a safe, clean, and tidy condition at all times.
10. That garbage and waste material shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings, which shall be screened from view by all adjacent properties and public thoroughfares
11. That all on-site lighting, including private, site security and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight, in accordance with Sections 225-231 of the LUB. All lighting shall be full cut-off (shielded) and be located and arranged so that no direct rays of light are directed at any adjoining properties, that may interfere with the use and enjoyment of neighbouring lands or interfere with the effectiveness of any traffic control devices or the vision/safety of motorists.
12. That the site shall be maintained in a neat and orderly fashion at all times.
13. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
14. 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; and
 - ii. That in accordance with Policy 10.18 of the *Springbank Area Structure Plan* (ASP), temporary signage is prohibited with the exception of temporary signs required during development of building construction.

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.



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- 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, September 1, 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