



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

Chahal, Parvinder Kaur

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Tuesday, August 25, 2026

Roll: 05709025

RE: Development Permit #PRDP20263983

Lot 8, Block 3, Plan 0413985, NE-09-25-03-W05M; (251217 RANGE ROAD 33)

The Development Permit application for a Home-Based Business (Type II), for a day home (childcare) and relaxation to the number of business-related visits per day requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

1. That a Home-Based Business (Type II), for a day home (child care) may take place on the subject site in accordance with the approved plans, application, and conditions of this permit as amended, including:
 - i. That the maximum number of business-related visits per day shall be relaxed from **four (4)** to **twelve (12)**.

Permanent:

2. That this Development Permit shall be valid for **one (1) year** from the date of issuance.
3. That the operation of the Home-Based Business shall be secondary to the residential use of the subject parcel.
4. That the maximum operational capacity of the Home-Based Business for day home shall not exceed six (6) children under the age of thirteen (13) years, by persons other than one related by blood or marriage at any one time.
5. That there shall be no non-resident employees for the operation of this Home-Based Business.
6. That the operation of this business may generate up to twelve (12) business-related visits per day.
 - i. That one business-related visit would include one entry into the site and one exit from the site.
7. That the hours of operation for the Home-Based Business for a Day Home shall be Monday to Friday, from 7:00 a.m. to 5:45 p.m.
8. That the Home-Based Business (Type II) shall be limited to the Dwelling, Single Detached.
9. That there shall be no outside storage as part of the Home-Based Business (Type II).
10. That there shall be no overnight stays related to the Home-Based Business (Type II) for day home operations at any time.
11. That all drop-off and pick-up parking associated with the Home-Based Business shall be maintained on the subject site at all times and shall not occur outside the boundaries of the subject parcel, including:
 - i. That no off-site parking is permitted within the County's Road Right of Way at any time; and
 - iii. That no off-site parking is permitted within the shared access driveway easement.



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12. That the site shall be maintained in a neat and orderly fashion at all times.
13. 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 225-227 of the County's *Land Use Bylaw C-8000-2020*. 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.
14. 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 issue, the permit is deemed null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Advisory:

- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - That the operation shall adhere to any Provincial requirements under the *Early Learning and Child Care Act*, February 1, 2021, as amended; and
 - That the Applicant/Owner shall obtain any required Provincial Alberta Health Services approvals.
- 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 the site shall remain free of restricted and noxious 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]*.
- That the Applicant/Owner shall adhere to any registered instruments on the subject lands, including any requirements, including:
 - That the subject site shall adhere to any requirements noted within Instrument #981 170 850 (Mutual Access Easement Agreement).

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, September 15, 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. Kaur'.

Development Authority

Phone: 403-520-8158

Email: development@rockyview.ca