ROCKY VIEW COUNTY

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

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

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.

N O T I C E O F D E C I S I O N

Better By Design Group (Addis Gebrehiwot)

Tuesday, November 17, 2026

Roll: 03222827

RE: Development Permit #PRDP20268082

Lot 20, Block 14, Plan 2511447, NW-22-23-27-W04M; (290 VALE VIEW ROAD)

The Development Permit application for a Care Facility (Child) (existing building) and tenancy for daycare and Signs, installation of one (1) illuminated fascia sign 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), may take place on the subject site in accordance with the site plan and application, as amended, including:
    i. Installation of one (1) illuminated fascia sign, approximately 6.00 sq. m (64.56 sq. ft.) in area;
    ii. Outdoor playground area, approximately ±180.8 sq. m (±1,947.00 sq. ft.) in area;
    iii. Installation of chain-link fencing approximately 1.83 m (6.00 ft.) in height; and
    iv. Tenancy for *Stars Montessori Academy & Out of School Care*.

Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall submit Signage Details for the proposed business signage to be installed onsite, in accordance with Sections 100 and 216 of the County's *Land Use Bylaw C-8000-2020* (LUB) and Painted Sky Commercial Plaza Signage Master Plan.

Prior to Occupancy:

3. That prior to occupancy of the site and building, that Development Permit PRDP20241592 shall be issued a Development Completion Certificate with all conditions satisfied.
4. That prior to occupancy of the site and building, the building shall be confirmed to be tied into piped municipal services and all internal fire suppression systems shall be operational.

Permanent:

5. That if this Development Permit is not issued by **JUNE 30, 2027**, or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.
6. That all conditions of Development Permit # PRDP20241592 shall remain in effect unless otherwise conditioned within this approval.

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7. 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 # PRDP20241592, shall be implemented and adhered to in perpetuity.
8. That the maximum operational capacity of the Care Facility (Child) shall not exceed 87 children at any one time or in accordance with Provincial licensing requirements.
9. That there shall be no overnight stays related to the Care Facility (Child) at any time.
10. That the children for the Care Facility (Child) shall be under the age of 13 years at all times.
11. That all parking stalls shall be maintained onsite at all times in accordance with Table 5 of the LUB.
12. That all signage shall be kept in a safe, clean, and tidy condition at all times.
13. That the fascia signage shall not exceed the luminance of 350 Nits at any time.
14. That the Applicant/Owner may, upon commencement of the development, be required to adjust or dim the illumination levels during regular business operating hours, in accordance with seasonal constraints, as determined by the Development Authority.
15. That all fascia signs must be mounted on raceways that match the materials, colour, and finish of the existing building façade.
16. That signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed.
17. That the signage shall not be digital, flashing, or animated at any time.
18. That no sign or any part of the sign shall be within 3.00 m (9.84 ft) of overhead power and service lines.
19. That the sign shall not distract/pose a nuisance to adjacent parcels and/or vehicular traffic.
20. That any on-site wayfinding signage including for direction and information purposes shall be permitted, where in keeping with the design of the overall development;
    i. That no temporary signs shall be placed on the site at any time except any temporary signs required during development or building construction; and
    ii. That if any component on the signage breaks, malfunctions in any way, or fails to operate as indicated on the approved development permits plans, the sign shall be turned off until all the components are repaired and operating as approved.
21. 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.
22. 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.

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*.

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- 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**, **December 8, 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

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