

Recommended Condition of the Approval

Conditions of Approval

1. This development permit authorizes the development of Child Care, General (20 Children) which is a Discretionary Use in the R1, Single Detached Residential District, on the lands legally described as Lot: 12, Block: 1, Plan: 7155JK.
2. All development, including the location, orientation, capacity, intensity, and use of buildings and any landscaping and site improvements, must be completed in accordance with Approved Plans.
3. Any changes to the design, format, location, orientation, capacity, intensity or use of any part of the development requires approval by the Development Authority.
4. All development must be carried out in accordance with the Land Use Bylaw and the Engineering Standards.
5. The maximum number of children shall be Twenty [20] and the maximum number of full-time employees shall be Four [4] at a time, unless otherwise exempted or relaxed, in writing, by the Development Authority.
6. The Developer shall provide Four [4] on-site parking stalls as indicated in the Approved Plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material.
7. The number of required parking stall is varied by 33.33% from 6 number of parking stalls to 4 number of parking stalls.
8. All operations and vehicle trips associated with the Child Care, General shall be restricted to the following hours:
 - a) Monday to Friday between 6:00 am and 7:00 pm
9. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
10. Prior to construction commencing, the Developer shall enter into and abide by a Development Agreement in accordance with section 650 of the Municipal Government Act and the taking of security to secure the terms of the agreement.
11. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
12. The Developer shall install, at the Developer's sole cost, all signs required by the Development Authority to address restricted parking and traffic flow during and after construction.
13. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
14. All signs identified in the Approved Plans may be constructed and installed without need of a new Development Permit. All other signage will require a separate Development Permit application and approval prior to placement.
15. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
16. The Applicant shall ensure any vegetation or landscaping that is removed, damaged or disturbed during construction shall be replaced at the applicant's sole cost.
17. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.

18. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.
19. Prior to construction commencing, the Developer shall install secure construction fencing in accordance with approved plans and such fencing shall remain in place until the activity on-site is complete, as determined by the Development Authority.
20. A Development Completion Certificate is required when the approved development has been completed.
21. The Applicant shall submit a complete set of as-built drawings, to the Development Authority at the time of application for Development Completion Certificate.

Advisory Comments

- a) The Developer is responsible for complying with all relevant municipal, provincial, and federal legislation.
- b) All other necessary permits and inspections are the responsibility of the applicant including, but not limited to, Building Permits and Fire Approval and shall be submitted to the City as required. Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- c) The Developer shall contact utility providers (gas, electric, telecommunications) and arrange for utilities to be installed or relocated in accordance with the utility provider requirements, at the Developer's sole cost.
- d) Any excess fill must be deposited on a site approved by the City of Airdrie. Please contact the Engineering Services Department at engineering.services@airdrie.ca to discuss fill deposit locations.
- e) The Developer shall ensure the termination of all water and sanitary lines that are not being utilized at the main.
- f) The Developer, not the City of Airdrie, shall be responsible for the collection of garbage, waste, compost and recycling.
- g) The Developer shall apply to Engineering Services Department for excavations within public right-of-ways and roads. Contact engineering.services@airdrie.ca.
- h) The City will not be responsible for any future maintenance on the grass swale on the subject properties.