

## Attachment 4 - Recommended Conditions of Approval

### Recommended Conditions of Approval

1. This development permit authorizes the development of Dwelling, Semi-Detached which is a Discretionary Use in the R2-T, Townhouse Residential District, on the lands legally described as a portion of Lot 1-22, Block 16, Plan 2412535.
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 Developer shall provide FORTY-FOUR [44] 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.
6. 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.
7. This development shall adhere to the new municipal address and/or addressing plan as provided by the Development Authority.
8. 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.
9. Prior to construction commencing, the Developer must obtain final approval of the Lanark Subdivision Phase 8 from the City's Engineering Services Department.
10. 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.
11. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
12. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.

### 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) The Developer shall ensure erosion and sediment control measures are in place according to the City of Calgary guidelines before any construction begins. The Developer is responsible for conducting weekly erosion and sediment control inspections in accordance with the City of Calgary guidelines and submit to Engineering Services at [esc@airdrie.ca](mailto:esc@airdrie.ca).
- e) 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](mailto:engineering.services@airdrie.ca) to discuss fill deposit locations.
- f) The Developer shall ensure the termination of all water and sanitary lines that are not being utilized at the main.
- g) The Developer shall apply to Engineering Services Department for excavations within public right-of-ways and roads. Contact [engineering.services@airdrie.ca](mailto:engineering.services@airdrie.ca).