

Date Printed: March 11, 2025

MINTO
300, 402 11 AVENUE SE
CALGARY, AB T2G 0Y4

NOTICE OF DECISION

Application Number: PL2402656

Approved Use: Residential Sales Centre

Property Address

1215 FOWLER ROAD SW, AIRDRIE, AB

Legal Description

Lot: 1, Block: 9, Plan: TBD

Dear Applicant,

Your development permit application was reviewed and has been **CONDITIONALLY APPROVED** by the Development Authority, subject to compliance with the attached *permanent* Conditions of Approval.

Advisory Comments are also attached and are intended to help obtain additional permits and information for your development, if applicable. Please note, **this is not a Development Permit or permission to start construction.**

Mandatory Appeal Period

According to provincial statutes, this decision must be advertised for a mandatory 21-day appeal period at www.airdrie.ca/developments. During the appeal period, the decision and/or the conditions of the decision may be appealed.

The appeal period for this decision starts on **XX**, and ends on **XX**. If no appeals are filed, your Development Permit will be issued within two to four business days of the appeal end date.

If you have any questions, please get in touch with the file manager, Tracey Tester, at Tracey.Tester@airdrie.ca or 403.948.8800 ext. 8205.

For more information about filing an appeal on your Conditions of Approval, visit www.airdrie.ca/sdab or contact the Subdivision and Development Appeal Board (SDAB) clerk at 403.948.8816 or appeals@airdrie.ca.

Yours truly,

Gail R. Gibeau RPP, MCIP
Development Officer
Current Planning
City of Airdrie

CONDITIONS OF APPROVAL & ADVISORY COMMENTS

Application Number: PL2402656

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1215 FOWLER ROAD SW, AIRDRIE, AB

Legal Description

Lot: 1, Block: 9, Plan: TBD

Conditions of Approval

1. This development permit authorizes the development of a Residential Sales Centre which is a Discretionary Use in the R3, Low-Rise Multifamily Residential District, on the lands legally described as Lot 1, Block 1, Plan 0313273. (Lot 1, Block 9, Plan: TBD)
2. Any changes to the design, format, location, orientation, capacity, intensity or use of any part of the development requires approval by the Development Authority.
3. All development must be carried out in accordance with the Land Use Bylaw and the Engineering Standards.
4. This development permit is temporary and expires on MARCH 11, 2028 after which time the development permit is cancelled. The development authority may grant extensions to this approval but requires written notification.
5. The Developer shall submit written notification within forty [40] days before the development permit expiry date if wish to extend the approval. The development authority may grant extensions to this approval.
6. 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.
7. The Developer shall provide minimum SIX [6] on-site parking stalls as indicated on the Approved Plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material. ONE [1] of the required stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
8. Prior to commencing any activity on the lands, the Developer shall enter into and abide by a development agreement in accordance with section 650 of the Municipal Government Act, containing terms acceptable to the City and the taking of security to secure the terms of the agreement.
9. A Development Completion Certificate is required when the approved development has been completed.
10. The Applicant shall submit a complete set of as-built drawings, to the Development Authority at the time of application for Development Completion Certificate.
11. 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
12. The Developer shall abide by the approved landscaping plan.

13. The Residential Sales Centre development shall be required to remove or restore the building and any associated site works to the satisfaction of the Development Authority within 90 days of the expiry of its approved term.
14. 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.
15. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.
16. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
17. The Developer shall submit a Fire Safety Plan to be approved by the Airdrie Fire Department and implemented by the Developer prior to construction commencing.
18. A Fire Safety Plan must be applied to the Airdrie Fire Department. It will ensure adequate road width and signage are applied to ensure 6.0 metre (full public road standard) unobstructed access to occupancies by fire apparatus, further in cases where the access route is longer than 90 meters with a dead-end turnaround provided; if over 200 metre length a secondary access street required. Hydrant service is required during construction. Temporary flushing hydrants are required at all dead-end water mains, verification of hydrants operation and l/min flow will be required prior to occupancy of building units.
19. The municipal street address shall be posted and clearly visible at all times. Affixed in a visible location 2 metres from the ground or taped to the inside of the front-facing window. The unit number is required to be visible at the primary entrance.

Advisory Comments

- a) 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.
- b) The Developer is responsible for complying with all relevant municipal, provincial, and federal legislation.
- c) The Developer, not the City of Airdrie, shall responsible for the collection of garbage, waste, compost and recycling.
- d) The Airdrie Fire Department reserves the right to add or provide further comments, requirements and clarification with respect to the Alberta Fire Code and any requirements or local specifications (i.e. hydrants and access for emergency response) of the authority of having jurisdiction at development permit or building permit stages.
- e) Atco Gas has confirmed there are abandoned Atco facilities in the area and advised to contact Atco South Operations Dispatch at 403-245-7220.
- f) Signs shall be subject to a development permit and not included with this approval.