

## **CONDITIONS OF APPROVAL & ADVISORY COMMENTS**

### **Conditions of Approval**

1. This development permit authorizes the development of a which is an Accessory Building (Detached Garage) in the R1-U, Urban Standard Residential District, on the lands legally described as Lot 15, Block 5, Plan 2312007.
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 Accessory Building Coverage is varied by 19.3 %, from 87.49 sq. m. to 104.36 sq. m.
6. The Accessory Building Height is varied by 13.7 % from 8.3 m. to 7.3 m.
7. 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.

### **Advisory Comments**

- a) It is the responsibility of the applicant/owner to meet all conditions of approval.
- b) All contractors working on this development may require a valid Airdrie Business License prior to the commencement of any work and must maintain the license for the full duration of the construction period.
- c) 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.
- d) Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- e) The allocation of parking stalls between tenants is the responsibility of the landowner.
- f) The Developer is responsible for complying with all relevant municipal, provincial, and federal legislation.
- g) 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.