

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

1. This development permit authorizes the development of ONE (1) Roof Sign (Illuminated Backlit) and FOUR (4) Fascia Signs (Illuminated Backlit) which are a Discretionary Use in the IB-1 Mixed Business/Employment District on the lands legally described as Lot , Block 6, Plan 1311298.
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. 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.
6. The Roof Sign illumination must not exceed the following lighting levels:
  - a) A maximum of 7,500 Nits from sunrise to sunset
  - b) A maximum of 500 Nits from sunset to sunrise
  - c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX.

### **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) 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.