

Date Printed: March 25, 2025

ARCADIS ARCHITECTURE (CANADA)  
3 FLOOR, 227 11 AVENUE SW  
CALGARY, AB T2R 1R9

## NOTICE OF DECISION

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**Application Number: PL2302142**  
**Approved Use: Townhouse, Dwelling (69 Units)**

**Property Address**  
915 BAYVIEW RISE SW, AIRDRIE, AB

**Legal Description**  
Lot: 1, Block: 4, Plan: 2211081

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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](http://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 March 25, 2025, and ends on April 15, 2025. 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](mailto: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](http://www.airdrie.ca/sdab) or contact the Subdivision and Development Appeal Board (SDAB) clerk at 403.948.8816 or [appeals@airdrie.ca](mailto:appeals@airdrie.ca).

Yours truly,



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

## CONDITIONS OF APPROVAL & ADVISORY COMMENTS

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**Property Address**

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Lot: 1, Block: 4, Plan: 2211081

### Conditions of Approval

1. This development permit authorizes the development of Dwelling, Townhouse which is a Discretionary Use in the R3, Low-Rise Multifamily Residential District on the lands legally described as Lot 1, Block 4, Plan 2211081.
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 ONE HUNDRED AND THIRTY-EIGHT [138] on-site parking stalls as indicated on the Approved Plan for the residential units. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material.
6. FIVE [5] additional stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to the entrance of the landscape area, and shall be designated with the International Symbol of Access.
7. The existing community signage shall remain and be maintained by the landowner.
8. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
9. 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.
10. 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.
11. A Development Completion Certificate is required when the approved development has been completed.
12. The Applicant shall submit a complete set of as-built drawings, to the Development Authority at the time of application for Development Completion Certificate.
13. The Developer shall construct emergency access in accordance with the Approved Plans.
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. This development shall adhere to the new municipal address and/or addressing plan as provided by the Development Authority.
16. Site lighting shall adhere to the site lighting plan and light fixture standards as depicted in the Approved Plan, to the satisfaction of the Development Authority.
17. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
18. 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.
19. 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.
20. The Developer shall abide by the approved landscaping plan.
21. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.
22. 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.
23. The Developer shall construct an all-weather road for fire-fighting access during construction that is maintained at all times. The road must be a minimum width of 6 meters. The access road must have access to a main arterial roadway unobstructed at all times. The roadway must be capable of supporting 37,000kgs. If the road is in excess of 90 meters long, a turnaround must be provided. Must be installed in the early stages of the development or in conjunction with the primary access. Requirements set out in article 3.2.5.6 of the Alberta Building Code.
24. The Developer shall submit a Swept Path Analysis to the Fire Department for their review. Contact Russ McKeage with further questions at (403) 948-8800 ext. 7896.
25. The Developer shall provide unobstructed access to the fire hydrants and a water supply suitable for firefighting. The Fire Department shall have access to these hydrants all all times and shall be operational before and during all phases of construction. Temporary flushing will be needed for any dead-end water mains. After installation, each hydrant shall be tested for proper operation and flow as required in NFPA 291 Recommended Practice for Fire Flow Testing and Marking of Hydrants. Upon completion of the tests, the consulting engineer shall forward a "Hydrant Certificate" to the City Fire Department, stating the test data (date, time, pressure and flow results) and that the hydrant has been tested and is now in operation. No testing shall be carried out without a Public Works staff present.
26. The Developer shall install the municipal address that is visible at all times. Affixed in a visible location two metres from the ground or taped to the inside of a front-facing window. The street sign shall be present and the unit numbers visible on the primary entrances.
27. The Developer shall install each unit number displayed on, near, or top of the main point of entry.
28. The Developer shall submit a revised Noise Analysis Report in accordance with the City's Transportation Noise Policy.
29. Prior to development permit issuance, the Developer shall submit a final set of development permit plans with revisions required by the Development Authority for approval with a combination of landscaping and materials for interface with 24th Street.
30. Prior to development permit issuance, the Developer shall submit DSSP and ESC Plan for Engineering Services approval.
31. The Developer shall enter into an encroachment agreement with the City of Airdrie to be registered on title for the maintenance, repair, and snow removal of the emergency access.

### Advisory Comments

- a) Administration is directed to collect relevant off-site levies, as well as voluntary recreation contributions in the amount of \$82,800.00 (calculated on the basis of \$1200 per residential unit), in accordance with Bylaw No. B-11/2019.
- b) Based on City of Airdrie Council Resolution 2022-C-046, City of Airdrie collaborates with Building Industry and Land Development Association (BILD) - Calgary Region and the local school boards to secure land assembly funding for future high school sites. According to the Memorandum of Understanding (MOU) between BILD and City of Airdrie dated January 31, 2022, the charge for the high school land assembly is \$618.91 per residential lot or dwelling unit, subject to annual inflation adjustment. The charge for 69 units is \$42,704.79.
- 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. Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- d) The Developer, not the City of Airdrie, shall responsible for the collection of garbage, waste, compost and recycling.
- e) The Developer is advised to submit a waste and recycling strategy outlining the services provided to the City of Airdrie. Visit [www.airdrie.ca/multifamily](http://www.airdrie.ca/multifamily) for more information.
- f) TELUS will require a utility right-of-way to protect future facilities that will be placed to service this development. The Developer shall email: [rightofway@telus.com](mailto:rightofway@telus.com) to initiate the utility right of way agreement.
- g) Engineering Services accepted the Fire Flow Letter (dated December 4, 2024) on December 16, 2024.