

1. A Development Permit for the operation of a birthing centre at 32 Akins Drive is conditionally approved by City Council, in accordance with Section 3.9 of Land Use Bylaw 9/2005.
2. The birthing centre clinic shall be the only commercial operation permitted on this site.
3. The appointment operating hours shall be Monday to Friday from 9am - 5pm with the availability for use outside of those hours for unscheduled births. Operations outside these hours will be subject to an additional accessory development permit where required.
4. There shall be a minimum of 2 (two) parking stalls provided on site for the birthing centre use. Parking for the use shall not interfere with the traffic circulation in the existing neighborhood.
5. That a live-in staff member be permitted on site.
6. That a fascia sign in compliance with Schedule C.6(14) which limits a fascia sign to 0.5 sq. m be permitted on the property. A sign other than that regulated by this section shall be subject to a separate development permit application.
7. In accordance with Section 3.11(5) the applicant shall be responsible for compliance with all federal, provincial and municipal enactments and any other law applicable to the use and development of the land and buildings. It is hereby deemed a condition of every development permit, whether or not expressly stated therein that the applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licenses and approvals.
8. The development shall be constructed in accordance with the stamped, approved plan(s).
9. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes shall not be undertaken until written authorization is provided by the Development Authority.
10. The following shall be subject to separate development permit applications and approvals:
  - a. future development or interior alterations;
  - b. any new Use(s); and
  - c. any change of Use or a change in the intensity of the approved Use.

#### NOTES:

- a) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.

b) All construction must conform to the relevant requirements of the Alberta Building Code, the City of St. Albert municipal engineering standards and all applicable codes, laws, regulations and standards.

c) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.

d) The city property on or adjacent to development including, but not limited to; the existing sidewalk, curb and boulevard features shall be protected from damage throughout the construction process. Damage caused by the owner, builder, tradesman or suppliers shall be repaired to the satisfaction of the City of St. Albert Engineering Services. An inspection of the existing site conditions must be completed by city staff prior to commencement of the work. All snow and debris shall be removed from the sidewalk areas for the inspection. If necessary, a city representative will contact the applicant and request the site be cleared for inspection, prior to demolition and commencement of construction.

e) An on-street construction permit is required for any construction taking place on City property including but not limited to driveway construction. Contact Engineering Services at 780-459-1654 to obtain the permit.