

Conditions of Approval

The following conditions shall apply:

Subdivision Services:

1. The existing buildings shall be removed prior to endorsement of the final instrument of the subdivision application.
2. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style) shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the developments north and east of the plan area.
3. Relocation of utilities shall be at the developer's expense and to the appropriate standards.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8867), dated September 10, 2018.
 - Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8833), dated February 5, 2019.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering (File No ML 8833), dated October 5, 2018.
 - Slope Stability Assessment, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8833), dated June 28, 2019.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
7. Register on all affected titles, a utility easement for the proposed public underground utilities (sanitary and storm) within the subject site **concurrent with the registration of the final instrument**. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, **prior to the endorsement of the tentative plan**.

The required width of the easement is 8m.

OR

Contact the Development Approvals Engineer, Water Resources at 268-5697 for more information regarding the width and alignment of the required easement.

8. It is noted on the preliminary LOC Site Grading Plan (prepared by Jubilee Engineering Consultants Ltd.) that easement plan 3135 KP on the east side of the plan area is to be discharged. Discharge of the easement will be required **prior to approval of the tentative plan** as retaining walls are currently proposed within the easement area. Note that City of Calgary records currently show an ATCO line within the easement area.
9. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
10. Separate service connections to a public main shall be provided for each proposed lot.
11. **Prior to approval of the tentative plan**, provide a completed copy of the “Retaining Wall Design Disclosure Statement”

AND

- Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.
12. Consent will be required **prior to construction** for any back sloping or encroachment into adjacent properties.
 13. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
 14. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
 15. The Developer shall make cost sharing arrangements with Geo-Energy Enterprises Ltd. for part cost of the sanitary sewer, storm sewer, watermain and the surface improvements in Eleveden Drive SW, which was constructed by with Geo-Energy Enterprises Ltd. through Springbank Hill, Phase 01 (2007-058).
 16. The Developer shall make repayment arrangements with the City of Calgary for part cost of the existing storm water wet pond constructed in 69 St SW (Strathcona) {13WPA}, that was financed by the City of Calgary.
 17. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b) Construct the underground utilities and surface improvements within and along the boundaries of the plan area.
- c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
- d) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.
- e) The Developer shall make repayment for the East Springbank Study.

Transportation:

- 18. **In conjunction with the affected Tentative Plan**, the Developer shall construct sidewalk with wheel chair ramp along Elveden Drive SW adjacent to their site.
- 19. No direct vehicular access shall be permitted to or from Elveden Drive SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
- 20. All roads and intersections are to be built to City standards. Maximum longitudinal grade is 8%. Minimum cul de sac radius is 10.5m. Maximum approach grade is 4%. Minimum and maximum grades for a cul de sac bulb are 1% and 4% respectively.
- 21. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
- 22. Public Access Easements for proposed Public Access Easement Areas as indicated on the Approved Outline Plan, shall be executed and registered on title **concurrent with the registration of the final instrument** for the affected Tentative Plan.
- 23. Construction of lots and roads is to be completely contained within the limits of the outline plan unless agreements have been made with other parties for use of their property.
- 24. All community entrance features must be located on a private site.
- 25. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy

Parks:

No comments.