

## Conditions of Approval

The following conditions shall apply:

### Planning:

1. All conditions of the Legacy Stage II Outline Plan (LOC2012-0012) shall be applied to this plan area, where applicable.

### Development Engineering:

2. **Prior to approval of the first Tentative Plan**, submit an electronic version of the updated Slope Stability Reports to the Development Engineering Generalist, for review and acceptance, prepared by a qualified Geotechnical Engineer **under seal and permit to practice stamp** to the satisfaction of the Geotechnical Engineer, Roads. The updated reports ("Post Development Stability Review" - Dec 20, 2018; McIntosh – Lalani Engineering Ltd. and "Slope Stability Assessment – West Pine Creek Stage 2" - January 2008; McIntosh – Lalani Engineering Ltd.) shall incorporate, within the relevant sections, all responses related to these reports outlined in the April 04, 2019 letter from McIntosh – Lalani Engineering Ltd.

All parcels shall be developed in accordance with the development restriction recommendations outlined in the final versions of the above noted reports.

3. **Prior to approval of all affected Tentative Plans** (located adjacent to the escarpment), submit a geotechnical letter confirming that the previous slope stability analysis is still valid based on the current information for the proposed subdivision and final building locations, and that the previous slope stability analysis and results still comply with the current requirements of the City of Calgary guidelines for slope stability. The letter is to be prepared by a qualified Geotechnical Engineer **under seal and permit to practice stamp** to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Geotechnical Report.

4. **Prior to approval of any affected Tentative Plan**, provide a conceptual site plan for any lots that are located within 300m of the working area of the Pine Creek Wastewater Treatment Plant. The concept plan must demonstrate that each affected lot is sized appropriately to be developable for the intended use while respecting the requirements of the above setback and the Land Use Bylaw.
5. A portion of the plan area is within 300m of the working area of an operating wastewater treatment plant. No schools, hospitals, food establishments, or residences are permitted within 300m of the working area of an operating wastewater treatment plant as per Section 12 of the *Subdivision and Development Regulation (AR/2002)*.

**Concurrent with the registration of the final instrument** of any affected Subdivision Application (or prior to release of an affected Development Permit) execute and register on all affected titles a restrictive covenant by way of caveat prohibiting the development of the restricted uses within 300m of the working area of the wastewater treatment plant. The agreement and associated right of way plan shall be approved by the Manager,

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Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument.** A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
7. Prior to the endorsement of any Tentative Plan and/or prior to release of a Development Permit, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)
8. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required 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 boundary 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. Rehabilitate the portions of any public or private lands or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
9. This development is adjacent to the Bow River and Pine Creek Escarpments. No overland drainage from private lots will be permitted to discharge directly onto the escarpment / ER lands.

### Transportation:

10. **Prior to Tentative Plan approval**, the design and right-of-way requirements for roundabouts shall be approved to the satisfaction of the Director, Transportation Planning. The design requirements shall include, but not be limited to:
  - a) Bus stops adjacent to roundabouts should be located outside the curb flares influence zone and along the curb lanes where there is on-street parking;
  - b) A fastest path analysis;

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- c) A sight lines analysis for roundabouts, as well as truck and transit sweep paths through all roundabouts shall be provided. Transit buses shall not be required to mount the central truck apron in order to navigate the roundabout.
- d) All roundabouts in the plan area shall include bike ramps to facilitate cycling access through the roundabouts.

### Parks:

- 11. All relevant Parks' conditions for LOC2012-0012 (Legacy stage II outline plan) remain applicable to this application regarding the interface with the escarpment (including setbacks, grading, slope stability, drainage, pathway, ER damage rehabilitation, etc.)