

Conditions of Approval

The following Conditions of Approval shall apply:

Planning:

1. The applicant must identify the location of the pipeline and the associated development setbacks and emergency planning zones in its marketing development information.
2. Prior to affected tentative plan approval (and submission of construction drawings), the proposed community and street names be submitted to the satisfaction of the Subdivision Authority. The new name(s) will need Council approval prior to endorsement of the legal plan.
3. If a residents association is formed, it shall be comprised of all residents in the community, and all impacted titles within the plan area shall have a restrictive covenant registered on title identifying the financial and maintenance responsibility of said parcels to the residents association, all to the satisfaction of the Subdivision Authority.
4. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
5. Existing buildings that are to be removed are to be done so prior to endorsement of the affected legal plan.
6. With each tentative plan, submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase in order to demonstrate compliance with minimum required densities and intensities of the *Belvedere Area Structure Plan* and the *Municipal Development Plan*.
7. Showhomes and marketing information must contain maps identifying the proximity of the Stoddart landfill site. The 300 metre permanent landfill setback line shall be shown on the community land use signs.
8. If the total area for Municipal Reserve is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation is deemed to be \$1.00 for the additional contribution.

Development Engineering:

9. All technical details and reports associated with this outline plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if a significant change is necessary.

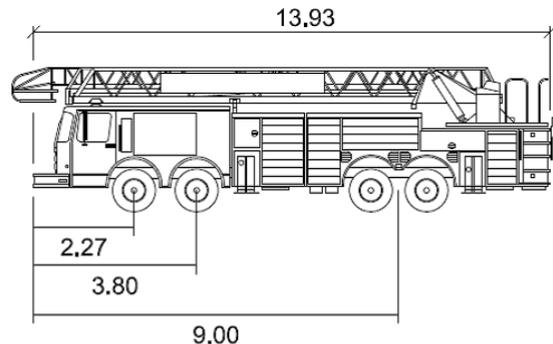
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10. At the time of approval, this outline plan is located within an area that had a recent removal of the Growth Management Overlay. As a result there is currently no schedule confirmed to construct the required Fire Station to service the plan area. The plan area is located outside the Council Approved Standard for 7 and 11 minute City of Calgary Fire Department response and the 10 minute Alberta Building Code standard.

The City of Calgary Fire Departments supports the future growth of the city with the New Community Growth Strategy. Longer emergency response times lead to negative citizen outcomes including larger fires and critical medical emergencies. If at the time of proposed development the required fire station(s) to service this area is not available, **prior to approval of the affected tentative plans and/or development permits**, confirmation of a suitable plan/strategy to provide Fire Services for this area is required along with written rationale identifying how the risks and building code requirements will be mitigated.

11. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more require 2 accesses, and 600 dwelling units or more require 3 accesses. Furthermore, if the road to access the plan area is longer than 200 metres, an emergency access road is required.

12. This outline plan includes customized road cross sections with the possibility of curb extensions and other special intersection geometry. **Prior to endorsement of the affected legal plans or issuance of affected construction permissions**, construction drawing submissions shall include detailed plans indicating the vehicle sweeps and all turning movements (templating) for the below fire truck as well as the City standard waste and recycling vehicle. All intersections shall be designed to safely and comfortably accommodate these vehicles (no conflicts with curbs, medians, opposing traffic, etc.). All roads, intersections, and traffic islands shall be designed to meet the minimum Fire Access Standards and provide a minimum clear space of 6.0 metres. The Developer shall provide any additional road right-of-way space as may be required.



CFD_Bronto_Skylift

	meters
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

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13. The parcels shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Report, prepared by Clifton Associates (File No. CG2956), dated October 17, 2017.
14. **Prior to approval of a tentative plan**, provide a letter, for review and acceptance, under seal and permit to practice stamp, from a qualified Geotechnical Engineer that verifies the existing Geotechnical Report prepared by Clifton Associates (File No. CG2956), dated October 17, 2017 remains valid based on the latest information/details for the proposed development, OR, submit an updated report.
15. **Prior to approval of any tentative plan**, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

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

16. **Prior to approval of any tentative plan**, submit an electronic version of a deep fills report to the Development Engineering Generalist if the proposed subdivision applications that have fills in excess of 2.0 metres, or if the proposed development will not have any fills in excess of 2.0 metres, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, City of Calgary Roads. The report is to identify lots to be developed on fills in excess of 2.0 metres above original elevations within the plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the deep fills report.

17. **Prior to issuance of affected construction permissions**, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetland(s) (both on-site and off-site), including any proposed changes to the water flow into the natural wetland(s).
18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, City of Calgary Water Resources. Separate service connections to a public main (water, sanitary, and storm) shall be provided for each proposed lot (including strata lots), and all lots shall have direct access to public mains located within a public

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road. A bare land condominium subdivision will be treated as one lot and therefore can only have one set of services.

19. **Prior to endorsement of any subdivision legal plan or prior to release of a development permit**, the developer is required to execute a standard development agreement for the construction of the required infrastructure. Off-site levies, charges and fees are applicable. For further information, contact Galina Karadakova-Mineva, Infrastructure Strategist, Calgary Approvals Coordination at Galina.Karadakova-Mineva@calgary.ca or (403) 268-5706.
20. **Prior to endorsement of any subdivision legal plan or prior to release of a development permit**, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for part cost of the existing underground utilities and surface improvements constructed in 17 Avenue SE and 84 Street SE, that were constructed by Riotrin Properties (Calgary East) Inc as part of the East Hills, Phase 1 development (DA2010-0110).
21. **Prior to endorsement of any subdivision legal plan or prior to release of a development permit**, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for proportional cost of the existing reconstructed wetland (Lot 1 ER, Block 1, Plan 1811560), that was constructed by Riotrin Properties (Calgary East) Inc as part of the East Hills, Phase 1 development (DA2010-0110).
22. 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 the west/north two lanes of the four (4) lane divided major/arterial road (new 84 Street SE) along the east boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the full width of the existing 84 Street SE, as may be required to modify the road to the final design, along the west boundary of the plan area.
 - d) Construct the underground utilities and surface improvements within the boundary of the plan area.
 - e) 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.
 - f) Construct a wood screening fence or chain link fence, whichever may be required, inside the property line of the residential lots where they abut Municipal Reserve or Walkways within and along the boundary of the plan area.

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- g) Construct a wood screening fence or sound attenuation fence, whichever may be required, inside the property line of the residential lots where they abut any of the boundary/major roads within or along the boundaries of the plan area.
 - h) Construct the Municipal Reserve within the plan area.
 - i) Rehabilitate the portions of public or private lands and/or infrastructure that are damaged as a result of this development, all to the satisfaction of the City of Calgary.
23. Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel OR the registration of an easement, or utility right of way for the protection of the utilities. **Prior to endorsement of any subdivision legal plan or prior to release of a development permit**, the applicant shall provide documentation for the removal or protection of the existing utilities within the affected lands. All of the above is contingent to the satisfaction of the affected utility owner(s).
24. **Prior to issuance of any construction permissions**, an erosion and sediment control report and drawings for the development site shall be submitted to the satisfaction of the Manager of City of Calgary Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Transportation:

25. In conjunction with the initial tentative plan, the developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the boundary half of 84 Street SE from 17 Avenue SE to the south boundary of the Outline Plan.
26. In conjunction with the first tentative plan, an independent design audit and in-service safety audit must be performed along the 17 Avenue SE corridor from the interchange to the 84 Street intersection to the east to support the right in/right out intersection on Old 84 Street SE, as per the email from Alberta Transportation dated on May 17, 2019.
27. In conjunction with the applicable tentative plan, a traffic attenuation analysis report for the development adjacent to 17 Avenue SE and 84 Street SE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and including finalized lot and building grades, shall be submitted to Transportation Planning for approval. If sound attenuation is required, solutions should be consideration to location of amenity space and glass treatments, sound walls should not be a proposed treatment.
28. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of driveways over the bus loading area(s).
29. In conjunction with the applicable tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning.

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30. No direct vehicular access or front driveways shall be permitted to or from 17 Avenue SE nor 84 Street SE. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
31. In conjunction with the applicable tentative plan, the developer shall provide a letter of credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
 - a. where regional pathways or multi-use pathways intersect with the street on 19 Avenue; and
 - b. at mid-block crossings.

The developer shall also provide a letter, under corporate seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the letter of credit, and is required to submit payment in support of the proposed tentative plan applications.

32. In conjunction with the applicable tentative plan, proper transitions from/to bike lanes to/from regional pathways/multi-use pathways shall be provided to the satisfaction of the Director, Transportation Planning.
33. Prior to approval of construction drawings and permission to construct surface improvements, the developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
34. In conjunction with the applicable tentative plan or development permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
35. In conjunction with the applicable tentative plan or development permit, the developer shall enter into a construction access roads agreement with City of Calgary Roads Maintenance.
36. In conjunction with the applicable tentative plan or development permit, all community entrance features must be located outside the public right-of-way.
37. In conjunction with the applicable tentative plan, all roads and intersections within the plan area shall be located, designed, and constructed at the developer's sole expense to the satisfaction of the Director, Transportation Planning.
38. In conjunction with the applicable tentative plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.

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39. In conjunction with the applicable tentative plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
40. In conjunction with the applicable tentative plan, upon approval of construction drawings, eminent land of the existing 87 Street SE right-of-way can be closed and consolidated with the adjacent MU-1 parcel.
41. In conjunction with the applicable tentative plan, the developer shall construct the boundary half of 17 Avenue SE, 84 Street SE (between 17 Avenue SE and 19 Avenue SE) and old 84 Street SE. The developer shall construct the full width of 84 Street SE between 19 Avenue SE and south boundary of the outline plan.

Parks:

42. The wetland(s) identified within the outline plan area are subject to The City of Calgary's *Calgary Wetland Conservation Plan* and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve pursuant to the *Municipal Government Act* and are to be dedicated to The City of Calgary as Environmental Reserve, pursuant to the *Municipal Government Act*. Pursuant to the *Calgary Wetland Conservation Plan*, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected tentative plan and/or development permit, the applicant shall provide City of Calgary Parks with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
43. The site contains crown-owned wetland(s), pursuant to the *Water Act* (Alberta) and the *Public Lands Act* (Alberta), the applicant shall provide copies of the *Water Act and Public Lands Act* approvals from Alberta Environment and Water to the City of Calgary Parks Department prior to the disturbance of the wetland(s).
44. Until receipt of the *Water Act* approval by the applicant from Alberta Environment and Water, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
45. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the Environmental Reserve, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
46. Rehabilitate all portions of the Municipal Reserve, Environmental Reserve, and Public Utility Lands along or within the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, City of Calgary Parks.
47. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the City of Calgary Park Development Inspector.

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48. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks.
49. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director, Parks.
50. Plant all public trees in compliance with the approved landscape construction drawing for boulevard and median tree line assignment.
51. **Prior to the approval of the affected tentative plan**, finalized concept plans for all Municipal Reserve sites shall be submitted for City of Calgary Parks review and approval. See Parks' Advisory Comments for further information.
52. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to Municipal and Environmental Reserve parcels to the satisfaction of the Director, City of Calgary Parks.
53. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
54. If the total area for Municipal Reserve is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation is deemed to be \$1.00 for the additional contribution.
55. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (Municipal Reserve and/or Environmental Reserve), with all grading confined to the private property, unless otherwise approved by City of Calgary Parks.
56. Parks does not support point source drainage directed towards reserve lands. All drainage and storm related infrastructure (e.g. catch basin, water control structure, lift station, etc.) shall be entirely outside of reserve extents.
57. Section 31 of the *Historical Resources Act* requires that anyone who discovers a historic resource, such as an archaeological, palaeontological, historic structures or Aboriginal Traditional Use site, during the course of development activities must cease work and notify Alberta Culture and Tourism immediately for further direction on the most appropriate action. Details about who to contact can be found in *Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources*.