

Conditions Of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. All residential development within the 25-30 Noise Exposure Forecast (NEF) contour zones of the Calgary International Airport shall conform to the special soundproofing requirements of the Alberta Building Code and the standard City of Calgary and a NEF Restrictive Covenant shall be registered on all parcels to that effect;
2. **With each Tentative Plan**, the developer shall 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, demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
3. **In conjunction with the applicable tentative plan**, the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
4. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
5. If a Residents Association is formed, it shall be comprised of all residents in the neighbourhood 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 and the Director, Parks.

Development Engineering:

6. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd (File No 2940.2), dated Dec 2006.
 - Testpitting Program Walton North Point Areas 3, 4, 5, 6, 7, 8, 9, 11, and 13, prepared by McIntosh Lalani Engineering Ltd (File No 2940) date Feb 15, 2007.
7. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, 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.
8. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

Conditions Of Approval

9. The developer is required to enter into a Standard Development Agreement at the time of development. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information.
10. 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 boundary of the plan area.
 - c) Construct any 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, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

11. **In conjunction with the applicable Tentative Plan and/or Development Permits,** noise attenuation studies are required for the residential developments adjacent to Metis Trail NE. The noise attenuation studies are to be completed by a certified Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial or Skeletal roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.

12. **In conjunction with the applicable Tentative Plan,** the Developer shall design and construct the Regional pathway along Metis TR from the southwest corner of the proposed plan area to the existing pathway connection located along Cityscape BV.
13. No direct vehicular access shall be permitted to or from Metis Trail NE. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
14. In conjunction with the applicable tentative plan or development permit, it must be confirmed to the satisfaction of the Director, Transportation Planning, that the proposed lot grades are compatible with the future profile for Metis Trail.

Conditions Of Approval

15. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

Parks:

16. 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 applicable setback requirements, to the satisfaction of Parks.
17. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control:
<http://www.calgary.ca/UEP/Water/Documents/Water-Documents/escguidelines2001-02-12.pdf>
18. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering.
19. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
20. Ensure that all federal and provincial regulations regarding wildlife are adhered to. While the area has been previously stripped and graded, it could still become a home to denning animals like coyotes, badgers and Richardson's ground squirrels, as well as bare ground nesting birds like killdeer (especially if there is water present nearby). A wildlife sweep may be necessary if construction occurs during active denning and nesting periods.
21. All mitigation measures and recommendations from the approved Biophysical Impact Assessment must be adhered to throughout the development process