

## Conditions of Approval

The following Conditions of Approval shall apply:

### Subdivision Services:

1. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
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.
3. Municipal Reserves are not owing. Compensation for over-dedication of reserves is deemed to be \$1.
4. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
5. Condition and determine if a Residents Association shall be comprised of all residents in the community and if so, all impacted titles within the plan area shall have an encumbrance identifying the financial and maintenance responsibility of said parcels to the Residents Association, registered against the titles **concurrent with the registration of the final instrument**.
6. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles **concurrently with the registration of the final instrument**.
7. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan **prior to approval of the Tentative Plan**. A tentative plan for a specific phase may have lower minimum densities provided it demonstrates how the anticipated build-out of the approved Outline Plan will comply with the MDP.

### Development Engineering:

8. 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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9. This Outline Plan contains one or more ponds to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this Outline Plan has an expiry date of 5 years from the date of the Outline Plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond and its associated catchment area does not commence within 5 years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manager of Infrastructure Planning. If such an update impacts the layout or size of the ponds, 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 necessary.

Please note that until City-wide volume control targets are finalized through the stormwater target studies, it is advised that the applicant be flexible with the design of the storm ponds to consider a 40 mm runoff volume target which may be applied in the future at the time of development. Low Impact Development and stormwater source control is recommended.

10. **Prior to approval of the affected Tentative Plan(s)**, review and provide updated overall grading and drainage details for the existing and proposed PUL along the west boundary of the plan area. Updated plans and cross sections shall reflect the locations of underground utilities (existing and future) and adjust the location of the concrete swale and proposed storm sewer as may be required to eliminate any potential conflicts for future access/excavation of the utilities.

Positive overland drainage to a public road or stormwater pond is required for the entire utility corridor (within the plan area). A concrete swale(s) is required to capture and redirect drainage from the adjacent proposed residential lots, as well as all existing lots to the west. Provide a minimum slope of 2% across the PUL to capture and direct water from existing lots to the swale(s).

11. **Prior to approval of the first Tentative Plan or Development Permit application (including Stripping and Grading)** the applicant shall arrange to have a public Overland Drainage Easement Agreement executed and registered for the flow of stormwater onto Lot 2 Block 1 Plan 0311051 to accommodate the overland escape drainage requirements for the storm ponds. Submit a copy of the executed Overland Drainage Easement and the certificate of title showing the registration of the agreement. Contact the Development Engineering Generalist for a copy of the agreement.
12. **Prior to approval of the first Tentative Plan or Development Permit application (including Stripping and Grading)** the applicant shall provide a signed Letter of Commitment indicating that the recommendations related to management of unsuitable fill material outlined in McIntosh-Lalani's 2019 Geotechnical Report titled "Chapparal Meadows." (Prepared for WestCreek Developments Ltd.), will be adhered to. All information submitted will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

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13. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
  - a. the person discovering such contamination must immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Sustainable Resource Development, the Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, the City's Environmental Risk & Liability group must be immediately notified (311).
14. **Prior to endorsement of the affected legal plans**, submit documentation demonstrating that the existing utility right-of-way 1956JK have been fully discharged and affected utilities have been removed and/or relocated. All submitted documentation shall be to the satisfaction of the Development Engineering Generalist.
15. **Prior to endorsement of the affected final instrument**, execute an Emergency Access Agreement with the City of Calgary that will be registered over the multi-residential lot(s) along the south boundary of the plan (Servient Lands) in favor of 194 Avenue SE (Dominant Lands). The agreement and registerable access right of way plan shall be to the satisfaction of the Manager, Infrastructure Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Development Engineering CPAG Generalist. Submit an original copy of the executed agreement along with the certificate of title(s) and corporate registry search. The executed agreement is to be registered on title **concurrent with the registration of the final instrument**.

Please note that this agreement is to provide an additional emergency access route into the community through the multi-residential site. This will be registered as a blanket easement until such time as a route through the site can be confirmed. The site shall be designed in such a way as to integrate the emergency access as a multi-purpose facility to ensure it gets adequate maintenance at all times.
16. Throughout the phases construction of the development, each construction phase must meet the minimum fire access standards in place at the time of development. Any group of dwelling units of 100 or more requires 2 accesses. Furthermore, if the primary road to access the plan is longer than 120m, an emergency access road is required. If the road to access the plan area is longer than 200m, a secondary public access road is required.
17. 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 Number M-L8676), dated September 13, 2019 and any associated updated versions of this report.
  - Hydrogeological Assessment report, prepared by Waterline Resources Inc. (File Number 3205-19-001), dated October 15, 2019 and any associated updated versions of this report.

Please note: A peer review of the *Hydrogeological Assessment Report*, prepared by Waterline Resources Inc. (File Number 3205-19-001), dated October 15, 2019 and the

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*Geotechnical Report, Chaparral Meadows (McIntosh and Lalani Engineering Ltd., 2019 Sept 13)* have been completed by EXP and the recommendations and conclusions in the reports must be followed by the applicant, WestCreek Developments Ltd. The peer review was done in three phases:

1. *3<sup>rd</sup> Party Review of Chaparral Meadows Hydrogeological Assessment Report Phase 1 - Initial Assessment Review (EXP, 2020 Mar. 10)*
2. *Phase 2 – Preliminary Assessment Review (EXP, 2020 Mar. 12)*
3. *Phase 3 – Final Assessment Review (EXP, 2020 Sept 18).*

Waterline Resources Inc. responded to the first two reviews with *Waterline Resources Inc.'s (WL) Supplemental Information Request Response letter*, dated June 5, 2020. EXP reviewed the response and prepared the Phase 3 letter which The City reviewed and accepted. The third party due diligence review basically agreed with the overall conclusions found in the report by Waterline Resources Inc. The technical responses requested by EXP confirmed Waterline's technical approaches and rationale for their inclusion or exclusion of certain data in the groundwater characterizations and impact determination. EXP did not disagree with Waterline's "no Impact" assessment of potential impacts of the project on groundwater within the Chaparral Valley Lands to the west.

18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Install water mains and hydrants, storm, sanitary sewer mains in accordance with the City of Calgary design guidelines and specifications. The site is located within the Pine Creek Pressure Zone. Water Network Design and preliminary grading for the site shall be submitted for review and approval by Water Resources **prior to approval of the first Tentative Plan or Development Permit application.**
19. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
20. The Development shall accommodate all existing drainage that is entering the site from the adjacent lands, both overland and piped flows. Details and location of the proposed manhole(s) to intercept the existing culverts under Chaparral Valley Drive SE are subject to review and approval by Water Resources. Such installations may be permitted within the Public Utility Lots, but if necessary to avoid conflict with future infrastructure, the Developer shall locate the manhole(s) outside of the Public Utility Lot (and provide utility right-of-way as may be required).
21. Off-site levies, charges and fees are applicable to the plan area. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall either pay the applicable off-site levies, charges and fees, or enter into an agreement to pay. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5782 or email [Galina.Karadakova-Mineva@calgary.ca](mailto:Galina.Karadakova-Mineva@calgary.ca).
22. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall execute a Development Agreement to construct all on-site and off-site public infrastructure (underground utilities, stormwater management facilities, roads, municipal reserves, public utility lots, etc.) necessary to

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service the plan area as required by The City at the Developer's expense. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these improvements. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5782 or email [Galina.Karadakova-Mineva@calgary.ca](mailto:Galina.Karadakova-Mineva@calgary.ca).

23. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm sewer and sanitary sewer installed in 194 Avenue SE that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision. At the time of Development, when the designs are finalized and the Developer enter into a Development Agreement, the applicable cost sharing will be determined according to the final design and the standard practice. If the final servicing design details at the time of development do not connect to the sanitary and storm systems in 194 Avenue SE at the time the developer enters into a development agreement, this condition will be removed.
24. **Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit**, the Developer shall make satisfactory cost sharing arrangements with Westcreek Developments LTD. for part cost of the surface improvements and underground utilities in 194 Avenue SE that was constructed by Westcreek Developments LTD. under the Wolf Willow Phase 1 (DA2018-0025) subdivision.
25. Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost of the existing storm sewer installed in Chaparral Valley Drive SE that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision. Repayment is applicable for any boundary road regardless of whether it is used for access or not as per standard industry practice.
26. Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Westcreek Developments LTD. for part cost on a per hectare basis for the storm water management facility in Lot 1 in Block 1, Plan 071 5230 that was constructed by Westcreek Developments LTD. under the Wolf Willow Phase 1 (DA2018-0025) subdivision.  
  
Prior to endorsement of any subdivision Legal Plan and/or prior to release of a Development Permit, the Developer shall make satisfactory cost sharing arrangements with Genstar Development Company for part cost on a per hectare basis for the storm water management facility in Lot 153PUL in Block 3 that was constructed by Genstar Development Company under the Chaparral Phase 1 (DA2007-0018) subdivision.
27. 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.

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- b) Construct the underground utilities and surface improvements within the boundary of the plan area.
  - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, swales, 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, inside the property line of the residential lots where they abut Municipal Reserve, Environmental Reserve, Public Utility Lots, neighborhood/urban boulevards, arterial roads, etc. within and along the boundary of the plan area.
  - e) Construct the Public Utility lots within the plan area, including the necessary drainage infrastructure to provide proper drainage for the lots in accordance with City of Calgary guidelines.
  - f) Construct the local pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - g) Rehabilitate any portions of public and/or private land or infrastructure that are damaged as a result of this development, all to the satisfaction of The City of Calgary.
28. Submit an electronic version of a Deep Fills Report to the Development Engineering Generalist for any subdivision or development applications that have fills in excess of 2.0m, or if the proposed development will not have any fills in excess of 2.0m, 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, Roads. The report is to identify lots to be developed on fills in excess of 2.0m 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.
29. **Prior to approval of the affected Tentative Plan(s) or Development Permit**, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist for any subdivision or development applications that have proposed grades in excess of 15%, or if the proposed development will not have any grades in excess of 15%, 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, Roads.

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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.

Note: This includes all back sloping areas on the east and west sides of the Development and sloping within and adjacent to the proposed storm ponds.

30. **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 Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.
31. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
32. The potential pathway within the Public Utility Lot along the west side of the Outline Plan is to be designed and constructed to the satisfaction of the Director, Calgary Parks. This pathway (if applicable) will be operated and maintained by Parks.

### Transportation:

33. **Prior to endorsement of the applicable tentative plan**, the developer shall make payment for the cost to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the transportation impact assessment recommendations for the west and east Macleod area. The cost sharing contribution for the Macleod Trail intersections upgrades is proportional to the number of single-family lots and multi-family units (based on Outline Plan maximums). The Developer shall pay the City \$357/ unit for its share of the intersection upgrades.
34. **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.
  - 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.
35. In conjunction with the first tentative plan, the full length of the Golf Course access road and buffer zone shall be subdivided and consolidated with the Golf Course parcel. Access to the golf course parcel shall be provided to the satisfaction of the Director, Transportation Planning.
36. No direct vehicular access shall be permitted to or from 194 Avenue SE; and 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.

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37. No direct vehicular access shall be permitted to or from the Golf Course Access Road; and 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.
38. No direct vehicular access shall be permitted to or from the curvature of the roundabout; and 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.
39. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to collector roadways for all R-G residential lots. Vehicular access shall be provided via rear lanes. 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.**
40. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study is required for the multifamily residential units adjacent to 194 Avenue SE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning.
41. 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.
42. 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.
43. 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.
44. 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.
45. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
46. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

### Parks:

47. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review and approval Prior to the Endorsement of the affected tentative plan.



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48. The developer shall submit Engineering and Landscape Construction Drawings for the PUL (S-CRI) along the west boundary of the plan area, including the proposed pathway within this corridor, to Parks for review and approval Prior to the Endorsement of the affected tentative plan.
49. Construct all local and 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.