

Outline Plan Conditions of Approval

These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning:

1. Compensation for over-dedication of reserves is deemed to be \$1.
2. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
3. Prior to affected Tentative Plan approval (and submission of construction drawings), the proposed community and street names shall be submitted to the satisfaction of the Subdivision Authority.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh-Lalani (File No ML-3139), dated December, 2006.
5. At the Development Permit stage for each parcel included within the scope of this application, a Geotechnical Report will be required, citing specific requirements for the individual parcel's development requirements.
6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
7. **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.
8. 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.
9. Make satisfactory cost sharing arrangements with WAM Stoney Industrial GP Inc. for part cost of the existing storm pond in Lot 2PUL in Block that was paid for and constructed by WAM Stoney Industrial GP Inc. under Northeast Industrial, Phase 02 DA2009-0004.
10. Make satisfactory cost sharing arrangements with Shepard Jacksonport Ltd. for part cost of the surface in constructed in Country Hills Boulevard NE that was paid for and constructed by Shepard Jacksonport Ltd. under Jacksonport Industrial, Phase 01 DA2009-0031.

11. Make satisfactory cost sharing arrangements with WAM Stoney Industrial GP for part cost of the existing underground infrastructure installed in Country Hills Boulevard NE that was paid for and constructed by WAM Stoney Industrial GP under Northeast Industrial, Phase 01 DA2010-0109.
12. Make repayment arrangements with the City of Calgary (Roads) for part cost of the watermain in Country Hills Boulevard NE and 36 Street NE adjacent to the site, which were installed by Shepard Jacksonport Ltd. through their Jacksonport Industrial, Phase 01 DA2009-0031 subdivision and financed by Calgary Roads.
13. 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 Country Hills Boulevard NE, along the south boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the west half of 36 Street NE, along the east boundary of the plan area.
 - d) Construct the underground utilities and surface improvements within and along the boundaries 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, 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.
 - g) Construct the MR within the plan area.
 - h) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

14. **Prior to approval of the applicable tentative plan**, construction drawings shall be submitted to confirm that the intersection at 120 Avenue and 36 Street NE (north leg) will not be under the minimum allowable angle of 75 degrees.

15. In conjunction with the initial Tentative Plan application, the Developer shall dedicate or register a road plan for boundary half of Country Hills Boulevard NE, from the west outline plan boundary up-to and including the intersection with 36 Street NE, to the satisfaction of the Director, Transportation Planning.
16. In conjunction with the initial Tentative Plan application, the Developer shall construct the ultimate north half of Country Hills Boulevard, from the west outline plan boundary up-to and including the west leg of the intersection of 36 Street NE, to the satisfaction of the Director, Transportation Planning.
17. In conjunction with the initial Tentative Plan application, the Developer shall dedicate or register a road plan for boundary half of 36 Street NE, from the north outline plan boundary up-to and including the intersection with Country Hills Boulevard NE, to the satisfaction of the Director, Transportation Planning.
18. In conjunction with the applicable Tentative Plan application, the Developer shall construct the ultimate west half of 36 Street NE, from the north outline plan boundary up-to and including the intersection with Country Hills Boulevard NE, to the satisfaction of the Director, Transportation Planning.
19. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings, for all intersections on Country Hills Boulevard and 36 Street NE, adjacent to and within the outline plan boundary. The intersection designs shall demonstrate and provide dimensions for any proposed road widening; including the parallel and/or slotted left-turn bays or dual left turn bays at the intersections. Adjustments to the tentative plan boundary may be required to accommodate all necessary intersection right-of-way requirements. **Prior to the approval of the affected tentative plan**, the design and right-of-way for the subject intersections will be determined to the satisfaction of the Director, Transportation Planning.
20. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for Country Hills Boulevard and 36 Street NE, adjacent to and within the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements. **Prior to the approval of the affected tentative plan**, the design and right-of-way for the subject roads will be determined to the satisfaction of Transportation.
21. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries, and to the satisfaction of the Director, Transportation Planning.
22. In conjunction with each Tentative Plan, Industrial standard streets (and below) shall be designed and constructed at the Developer's sole expense to their full width, subject to normal oversize, endeavours to assist, and boundary cost recoveries, to the satisfaction of the Director, Transportation Planning.

23. In conjunction with the applicable Tentative Plan, the Developer shall enter into a Development Agreement for the offsite improvements identified in these conditions as necessary to service the proposed development to the satisfaction of the Approving Authority.
24. In conjunction with each Tentative Plan, the Developer shall register road plans for industrial standard streets within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access to the Tentative Plan connecting to the arterial street network.
25. In conjunction with the applicable Tentative Plan, and prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of backsloping agreements (and Ministerial consent, if applicable) where private lands (including City of Calgary lands) are impacted by the proposed development.
26. No direct vehicular access shall be permitted to or from Country Hills Boulevard between the west outline plan boundary and 32 Street NE; 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.
27. One (1) right-in and right-out only access will be permitted to Country Hills Boulevard between 32 and 36 Street NE. This single access must be located between 32 and 36 Street NE, to the satisfaction of the Director, Transportation Planning. A second right-in right-out access may be considered on Country Hills Boulevard between 32 and 36 Street NE at the DP stage when specifics of the proposed uses and configuration for the parcel are known and can be evaluated. A restrictive covenant and mutual access easement agreement shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
28. No direct vehicular access shall be permitted to or from 36 Street NE, across from left-turn bays. All other access locations that may be considered will be restricted to right-turns-in and right turns-out only. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
29. In conjunction with the applicable Tentative Plan or Development Permit, access for all industrial and commercial sites shall be designed and located to the satisfaction of the Director, Transportation Planning.
30. 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).
31. Bus bays shall be provided on Country Hills Boulevard NE as (identified on the outline plan) by Calgary Transit and Transportation Development Services.

32. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
33. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
34. 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:

35. 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) to the satisfaction of Parks.
36. The developer is responsible for constructing all MR parcels within the boundaries of the plan area with relative compliance with the approved concept plans and built in accordance with the Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current version).
37. Any damage to reserve lands, pathways, boulevards, or public trees resulting from development activity, construction staging, materials storage, or construction access will require restoration at the developer's expense. All landscape rehabilitation on the Parks assets shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-1358 for an inspection.
38. Drainage from the development site into reserve lands is not permitted. Any unauthorized drainage from private parcels onto adjacent park / open space parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
39. All borrow-pits and related excavation on MR lands are to be backfilled in adherence with Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current edition), section 5.1.2.2: Rough Grading and Backfilling with Non-Engineered Fill (Organic Material) within Municipal Reserves.
40. **Prior to approval of the affected tentative plan**, the applicant shall submit concept plans for the Municipal Reserve parcel to Parks for review and approval. The concept should show pathways, significant landscaping features, and amenities. Preliminary grading information/direction of drainage should also be included on the concept.

41. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all reserve lands (MR) within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' *Development Standard Specifications: Landscape Construction* (current version).
42. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever occurs first), the grading of the development site(s) adjacent to Municipal Reserve and Environmental Reserve lands shall be confirmed by Parks.
43. 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>
44. All landscape construction shall be in accordance with Parks' *Development Guidelines and Standards Specifications: Landscape Construction* (current version).
45. Any public trees shall be planted in compliance with the approved Public Landscaping Plan.
46. 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).
47. 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.
48. All proposed site fencing required adjacent to Municipal Reserve and Environmental Reserve lands, including footings, shall be installed completely within private property, unless otherwise approved by Parks.