

Proposed 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:

Subdivision Services:

1. A uniform screening fence (with gates where appropriate) of high quality material requiring minimum maintenance, be provided at the developer's expense where required along Cornerstone Way NE from Cornerstone Parade NE to Cornerstone Street NE; the design of such fence shall be to the satisfaction of the Approving Authority.

Development Engineering:

2. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
3. **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.
4. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-3509 or email kyle.ross@calgary.ca.
5. Pursuant to Bylaw 2M2016, off-site levies are applicable.
6. 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 (sanitary sewer, storm sewer, water mains) and surface improvements 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) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
- f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
- g) Street lighting.

Transportation:

- 7. No direct vehicular access to Cornerstone Street and Cornerstone Way NE will be permitted for the R-G lots. Access for these lots will be from Cornerstone Parade NE only. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
- 8. **Concurrent with the tentative plan**, a right-in and right-out only intersection located at Cornerstone Street and Cornerstone Parade NE will be designed to the satisfaction of Transportation.

Parks:

- 9. The developer is responsible for constructing all Municipal Reserve and Municipal School Reserve 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).
- 10. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
- 11. **Prior to the endorsement of the affected tentative plan**, finalized concept plans for the MSR site shall be submitted for Parks' review and approval. Note: that the Outline Plan depicts two major/minor soccer fields included within the MSR area. Upon further detailed review and acceptance by The City, this could be subject to change in order to provide a cricket pitch and one major / minor soccer field design.
- 12. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all reserve lands (MR/MSR) 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).
- 13. All landscape construction shall be in accordance with Parks' *Development Guidelines and Standards Specifications: Landscape Construction* (current version).
- 14. 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.

15. 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.

16. Plant all public trees in compliance with the approved Public Landscaping Plan.
17. **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 (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
18. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
19. Site grading on private lots shall match the existing grades of adjacent MR/MSR lands with all grading confined to private property, unless otherwise approved by the Director, Parks.
20. Drainage from the development site onto the adjacent municipal reserve/municipal school reserve is not permitted.