

# Outline Plan Conditions of Approval

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

**The following Conditions of Approval shall apply:**

If this Application is approved, the following Conditions of Approval shall apply:

## **Planning**

1. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings, duplex dwellings and rowhouses shall be executed and registered against the titles concurrently with the registration of the final instrument.
2. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
3. On the map on the land use sign for the site, depict and label:
  - a. All highway rights-of-way within 500 metres of the site;
  - b. All floodway and flood fringe areas in the site;
  - c. All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;
  - d. All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
  - e. All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11;
  - f. All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.

## **Development Engineering**

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd (File No. 02001008.000), dated March 26, 2020.
  - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 7200), dated July 2015.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

7. Prior to endorsement of the Tentative Plan, execute a Development Agreement or Indemnification Agreement. As this plan area is already included in Cornerstone Phase 3 (DA2020-0034), the developer may either include the required additional construction obligations under DA2020-0034, or they may enter into an Indemnification Agreement for the work. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-3390 or email [kyle.ross@calgary.ca](mailto:kyle.ross@calgary.ca).
8. 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:
  - 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.
  - Construct the underground utilities and surface improvements within the plan area.
  - Construct a wood screening fence or chain link fence, whichever may be required, inside the property line of the residential lots where they abut S-UN (ER) along the boundary of the plan area.
9. Rehabilitate the portions of the ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director of Parks.
10. Submit a preliminary water network design with water main sizing and hydrant locations to Water Resources for review and modeling confirmation. The design must also eliminate the dead-end watermain and provide a looped system as per the Dead End Watermains in New Subdivisions bulletin issued February 2021.

## **Transportation**

11. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from Cornerstone Avenue NE (collector Street with bike lanes) and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.

## **Parks**

12. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
13. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks Development Inspector at 403-804-9397 to approve the location of the fencing prior to its installation.

14. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks Department with a copy of the Water Act approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
15. Until receipt of the Water Act approval by the applicant from Alberta Environment and Parks, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
16. Plant all public trees in compliance with the approved Public Landscaping Plan and the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
17. No disturbance of Environmental reserve lands is permitted without written permission from the Parks Generalist for this area.
18. 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 Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.
19. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
20. 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.
21. 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 grades of existing adjacent ER, with all grading confined to the private property, unless otherwise approved by Parks.
22. 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.
23. Parks does not support point source drainage directed towards ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of ER areas.
24. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to ER parcels to the satisfaction of the Director, Calgary Parks.

25. 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 ER, pursuant to the MGA. Pursuant to the 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:
- a. Provide 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); and
  - b. Strictly comply with the provisions of the wetland compensation agreement between the applicant and the Province of Alberta or its agent in support of this application. Each obligation therein shall constitute: (i) a condition of subdivision or development approval which shall be enforceable under the MGA and (ii) a condition of the Water Act approval which shall be enforceable under the Water Act (Alberta).