

# Approved 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:**

## **Planning**

1. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses shall be executed and registered against the titles concurrently with the registration of the final instrument.
2. Relocation of utilities shall be at the developer's expense and to the appropriate standards.

## **Development Engineering**

3. 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 ML 6015), dated February 2013.
4. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
5. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
6. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. 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).
7. Off-site levies, charges and fees are applicable. 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:
  - 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.
  - 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.

**Transportation**

9. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from Cornerstone Grove, Cornerstone Heights and Cornerstone Street NE and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect
10. In conjunction with the applicable Tentative Plan, 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 front driveways over the bus loading area(s).

**Parks**

11. Rehabilitate all portions of the public lands within or along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.

APPROVED BY CPC