

# 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.*

## **Planning:**

1. Prior to approval of the first tentative plan and submission of construction drawings, an application for a community name and street names shall be approved by City Council.
2. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
3. Dedication of Municipal Reserve over 10% is considered a voluntary Municipal Reserve contribution. Note that compensation will not be provided for this voluntary over-dedication of municipal reserve lands.
4. A crossing agreement will be required prior to the installation of any utilities in the immediate vicinity of the Altalink 240kV transmission line.

## Road Closure

5. All costs associated with the road closure are to be borne by the applicant.
6. The relocation of any utilities are to be at the applicant's expense and to the appropriate standards.
7. Any utility rights-of-way are to be provided to the satisfaction of the Development Authority and the City Solicitor.
8. Utility easements are to be provided as required, with a utility right-of-way plan and an accompanying easement document is to be registered concurrently with the subdivision.
9. Relocation of any electrical and telecommunication installation are to be at the applicant's expense and to the appropriate standards.

## **Development Engineering:**

10. 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 necessary.
11. Prior to approval of the first Tentative Plan or Development Permit, submit a revised Staged Master Drainage Plan (SMDP) to Water Resources that addresses the remaining outstanding comments. The report is to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the City of Calgary, Water Resources.

12. Prior to approval of the affected Tentative Plans, submit details and rationale for the proposed bio-retention shown on some of the provided Outline Plan road cross sections; the bio-retention shown has not been approved. This type of installation is problematic and alternative solutions are preferred. If bio-retention is still proposed at the time of development, review and approval is required from Water Resources, Water Services, Transportation, and Roads.
13. This Outline Plan contains a pond(s)/wetland(s) 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/wetland 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 pond(s), 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.
14. The stormwater ponds and constructed wetlands included within this Outline plan will include Public Utility Lots (PUL) for the inlet and outlet pipes, control structures, pump houses, oil/grit separators, etc., as all utility components are to be within a PUL. Any large oil/grit separators are required to be located within a PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow. Prior to approval of the affected Tentative Plan(s), a preliminary design and report shall be submitted to the satisfaction of Water Resources and Parks for the proposed infrastructure to determine the exact PUL size and configuration. The PUL shall be sized to allow for adequate space around all underground infrastructure for the required excavation. The Developer is responsible for making the adjustments to the Land Use boundaries as may be required, and if the adjusted PUL impacts a municipal reserve (MR) site, the loss of MR shall be reallocated elsewhere within the plan or paid as Cash-in-Lieu as may be directed by Parks.
15. Submit an electronic version of a Morphology Report for Forest Lawn Creek (FLC) prior to approval of any adjacent development or creek realignment to the satisfaction of the Manager Infrastructure Planning, Water Resources. The report must be prepared by a qualified professional under seal and permit to practice stamp. The report shall also identify the 200 year meander belt to determine locations where buried riprap will be needed to protect the proposed infrastructure.

The morphology study shall include an analysis of the three channel realignment locations and any proposed erosion prevention / armouring. Recommendations will be provided for preventing downcutting, excessive downstream erosion, impacts to aquatic habitat, and ensuring that natural channel migration and sediment transport can continue unimpeded. The re-aligned channel and new road crossings shall be designed to convey the future climate-adjusted, post-development 1:100 channel flow with negligible water level increases and with a 1 m freeboard, and account for potential debris, ice and fish passage, if applicable. A Habitat Restoration Plan, based on The Habitat Restoration Framework, for the channel realignments will also be required.

Foundation footings shall be above the stormwater system hydraulic grade line for the future 1:100 channel condition (accounting for climate-adjusted runoff/channel flow and post-development conditions).
16. Submit an electronic version of a Hydrogeological Report for Forest Lawn Creek (FLC) prior to approval of any adjacent development or creek realignment to the satisfaction of the Manager Infrastructure Planning, Water Resources. The report must be prepared by a qualified Hydro-geotechnical Engineer under seal and permit to practice stamp. The report shall provide supporting documentation and analysis for the identified 1:100 year flood fringe and floodway

lines (to be adjusted as may be required based on the final report), including the before and after impacts. Include the hydraulic model files with the submission.

A peer review of the Hydrogeological Report is required prior to acceptance of the report. A certified cheque made payable to The City of Calgary will be required for completion of the peer review. Contact the Development Engineering Generalist for more information.

17. Prior to approval of the first Tentative Plan or Development Permit, submit a revised water servicing and hydrant location design plan for review and approval to the satisfaction of the City of Calgary, Water Resources. The submission is to be prepared by a qualified Professional Engineer and shall include an electronic file in .PDF format, as well as three (3) full size colour prints. The water network provided at the Outline Plan stage still had areas of concern that do not meet the fire flow requirements. Additional connections and/or main size increases may be required to strengthen the network. All areas east of the creek are overly reliant on the feeder main (as proposed) with limited connections to the distribution system. In accordance with the Design Guidelines for Subdivision Servicing, a proper grid system is required for the distribution system to ensure adequate Fire Flows, reliability, and redundancy throughout the network. A stronger grid will also help with subdivision phasing as each phase will need a looped system with more than one connection that can provide the required fire flows.
18. At the time of construction drawing submission for all subdivision applications, all road cross sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0m clear pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.
19. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. If the road to access the tentative plan area 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 street is required. This includes the provision of a second public access to Area 6 (50 AV SE) in the northwest portion of the plan area.
20. Prior to endorsement of the affected legal plans or issuance of affected construction permissions, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetlands (both on-site and off-site), including any proposed discharges into natural wetlands.
21. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. Separate service connections directly to a public main shall be provided for each proposed lot (including strata lots) in conjunction with a Development Permit (no pre-servicing). Servicing shall not be connected to (or cross) adjacent private lots.
22. Prior to endorsement of the affected linen within Area 10, register on all affected titles, a utility easement for the proposed public underground utilities (sanitary, storm, water) within the subject site concurrent with the registration of the final instrument. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, prior to the endorsement of the final linen.
23. Prior to endorsement of the affected tentative plan, sanitary pipe sizing needs to be confirmed based on actual density as per the approved (with conditions) sanitary servicing study for great plains (City of Calgary, dated February 28, 2020).
24. Prior to approval of stripping and grading permit or approval of any affected tentative plan, the Applicant shall provide documentation that outlines the access and setback for the abandoned well(s) and how the access and setback will be maintained. The land use, access and setback shall be established accordance to applicable Alberta Energy Regulator Directives and in consultation with the operator to ensure that the minimum amount of space required to safely re-

enter the abandoned well is available. All documentation shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

25. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):

The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 1 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 3 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 4 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 5 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 6 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 8 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 9 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.  
The City of Calgary – Great Plains/Starfield – Geotechnical Report – Area 10 (Calgary, Alberta), prepared by Clifton (File No. CG3231), dated December 2, 2020.

For the above listed reports, 'A' and 'B' Horizon soils would be allowed to use in blending into the upper 2.0 m of the deep fill if needed, except where a proposed building envelope is located. Individual buildings geotechnical reports will be required for sites where blending has occurred.

Note that a stormwater pond geotechnical report will be required in the later stages of development application (development permit, subdivision or construction drawings). A deep fills report will be required for all development areas that will have fills of more than 2.0 m in compacted depth. A slope stability report will be required for any slopes of 15% or more.

26. Compliance with the requirements of Alberta Environment's Code of Practice for Watercourse Crossings will be required prior to construction permission.

The Developer shall determine whether Water Act approval is required. Typically the watercourse crossing proposed in this plan will be required to satisfy the Code of Practice for Watercourse Crossings, Water Act – Water (Ministerial) Regulation if:

- The watercourse culvert is 1500mm or greater in diameter, or
- If the watercourse culvert alters the water body characteristics below the 1 in 25 year flood event.

Annual Operating Plan approval or other approval under the Public Lands Act, or Federal Fisheries Act or Navigable Waters Act may also be required regardless of Code of Practice applicability. Determining whether these approvals are required will also be the responsibility of the Developer.

Restricted activity periods may apply to the watercourse crossing proposed in the plan area. Please consult Alberta Environment for the current restricted activity period dates.

27. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).

28. Off-site levies, charges and fees are applicable. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5706 or email [urban@calgary.ca](mailto:urban@calgary.ca).
29. 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 boundaries of the plan area.
  - c) Construct the underground utilities and surface improvements within the full width of 50 Avenue SE between 52 Street SE and 68 Street SE, including the creek crossing.
  - d) Construct the underground utilities and surface improvements within the full width of 51 Avenue SE along the boundaries of the plan area.
  - e) Construct the underground utilities and surface improvements within the full width of 68 Street SE along the boundaries of the plan area, and extending north to construct the creek crossing and at-grade intersection with Peigan Trail SE.
  - f) Construct the underground utilities and the surface improvements within the full width of 74 Avenue SE, along the boundaries of the plan area.
  - g) Construct the underground utilities and surface improvements within the full width of 57 Street SE along the boundaries of the plan area.
  - h) Construct the underground utilities and surface improvements within the full width of 58 Avenue SE, along the boundaries of the plan area.
  - i) Construct the underground utilities and surface improvements within the west two lanes of 84 Street SE, along the east boundary of the plan area.
  - j) 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.
  - k) Construct the Municipal Reserve (MR) within the plan area.
  - l) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - m) Rehabilitate any disturbed portions of the Environmental Reserve (ER) within the plan area.
30. In conjunction with the affected Development Agreement, coordinate the upgrading of the existing Forest Lawn Creek culvert crossings (where required; including, but not limited to, the crossings at 51 Avenue SE and at the CN rail crossing) with Water Resources.

31. Prior to release of a Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with Triovest Realty Advisors Ltd for part cost of the existing underground utilities and surface improvements installed in 57 Street SE and 58 Avenue SE, that were constructed by Triovest Realty Advisors under Starfield Industrial Phase 1 (2011-020).
32. Prior to release of a Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with Triovest Realty Advisors Ltd for part cost of the existing storm water management facilities in Lot 2PUL in Block 19, that were constructed by Triovest Realty Advisors under Starfield Industrial Phase 1 (2011-020).
33. Prior to release of a Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with Hopewell Development Corporation for part cost of the existing underground utilities and surface improvements installed in 68 Avenue SE and 57 Street SE, that were constructed by Hopewell Development Corporation under Great Plains Industrial Park, Phase 2 & 3 (2006-066).
34. Prior to release of a Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with RE&DS Calgary for part cost of the existing underground utilities and surface improvements installed in 68 Street SE and the underground utilities in 76 Avenue SE, that were constructed by RE&DS Calgary under Great Plains, Phase 4 (2007-0088).
35. Make repayment arrangements with the City of Calgary for part cost of the existing storm water management facility 60 street wet pond 49WP.
36. Make repayment arrangements with the City of Calgary for part cost of the existing underground utilities in 68 Street SE adjacent to the site, which were installed by the City of Calgary Corporate Properties Group through their Great Plains Industrial Phase 4 (2007-088) subdivision.  
  
Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).
37. Make repayment arrangements with the City of Calgary for part cost of the existing underground utilities in 61 Avenue SE installed under 61 Avenue SE extension Rev. 57 Street – Stoney Trail SE.  
  
Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)  
  
Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site is required to the satisfaction of the Manager of Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Erosion and Sediment Control Guidelines.
38. Prior to approval of the development permit (as applicable), if the parcel is in close proximity to a transportation corridor that is used to move dangerous goods, any future applications that involve the uses Child Care Service, Brewery, Winery & Distillery, and/or Place of Worship – Large will require additional review by the Calgary Emergency Management Agency (CEMA). Please note that a rail incident is a high-risk hazard for Calgary as per the Disaster Risk Report (2018), therefore mitigation strategies to reduce the risk exposure of the occupants of this and future buildings on site may be recommended. Practices or documents that may be requested include (but are not limited to): Confirmation of Risk Awareness, Emergency Response Planning, Use specific restrictions, strategic egress/access for evacuation purposes, and/or risk reduction building and design practices.

39. Prior to approval of the development permit (as applicable), future development applications on parcels within the Hazardous Waste and East Calgary Landfill Setback that include the following sensitive uses: Child Care Services would require additional review by the Calgary Emergency Management Agency (CEMA) due to the risk exposure of individuals that may require additional support during an evacuation in the event of an emergency. Practices or documents that may be requested include (but are not limited to): Confirmation of Risk Awareness, Emergency Response Planning, Use specific restrictions, strategic egress/access for evacuation purposes, and/or risk reduction building and design practices.

**Transportation:**

40. The Regional Transportation Network infrastructure required to support the full development throughout the Great Plains / Starfield lands is defined as follows:

- An interchange at the intersection of Glenmore Trail SE and 68 Street SE
- An interchange at the intersection of Glenmore Trail SE and 52 Street SE
- Widening of Glenmore Trail SE to 6 lanes (3-3) between 52 Street SE to Stoney Trail SE
- Widening of 52 Street SE to 6 lanes (3-3) between 61 Avenue SE to Peigan Trail SE
- Widening of Peigan Trail SE to 4 lanes (2-2) between 52 Street SE to Stoney Trail SE
- Stoney Trail SE Interchange Improvements – Glenmore Trail SE Systems Interchange

At various stages of development, a technical memorandum will be required that outlines the proposed phases trip generation estimates and required supporting roadway network to demonstrate and confirm that capacity is available on the regional road network and that active modes are accommodated in a contiguous, consistent manner.

41. Prior to approval of any affected tentative plan, the developer shall design and build the Local Transportation Network infrastructure required to support the development throughout the Great Plains Starfield Outline Plan area as follows:

- 84 Street SE - four (2-2) paved lanes from Peigan Trail SE to 61 Avenue SE
- 50 Avenue SE - four (2-2) paved lanes from 52 Street SE to 68 Street SE
- 68 Street SE - four (2-2) paved lanes from Glenmore Trail SE to Peigan Trail SE including at-grade rail crossing
- At grade intersection at Peigan Trail SE @ 68 Street SE
- 57 Street SE - two lanes with parking lane one side
- 51 Avenue SE – two lanes with parking lane one side
- Various local streets – two lanes

Any upgrades to the local transportation network required to support the proposed application shall be designed and constructed at the Developer's sole expense, to the satisfaction of the Director, Transportation Planning and Roads, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

42. In conjunction with the applicable Tentative Plan or Development Permit, The Developer shall provide a cost estimate prepared by a Professional Engineer for the upgrade to 84 Street SE (to Arterial Standard roadway) and contribute 50% of the cost of the 84 Street SE upgrade along the Area 9 and Area 10 boundary.
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. A recommended Staging Plan is shown below, describing the regional network infrastructure and local network infrastructure recommended for each stage.

**Stage 1A (2022-2028): Area 1 and Area 6**

- No regional network infrastructure upgrades required
- Developer funded local Improvements:
  - Area 6: Extension of 50 Avenue SE four lanes (2-2) along Area 6 boundary approximately 500 meters.
  - Area 1: Extension of 68 Street SE four lanes (2-2) along the Plan boundary, add Regional Pathway to east side, full length of plan boundary.

**Stage 1b (2022-2028): Area 9 and Area 10 (84 Street SE)**

- No regional network infrastructure required
- Developer Funded Local Improvements:
  - Construct 84 Street SE to Arterial Street 4 lanes (2-2) along the boundary of the plan area. OR
  - The Developer shall contribute 50% of the cost of the 84 Street SE upgrade along the Area 9 and Area 10 boundary.

**Stage 2 (2028-2039) Area 3**

- Regional Network infrastructure required.
- CP0539 Widen Peigan Trail SE to 4 Lanes (10 year work plan)
- CP0517 Widen 52 ST SE to 6 lanes (10 year work plan)
- Developer Funded local improvements:
  - Extend 68 Street SE (Industrial Arterial) 4 lanes (2-2) to 68 Avenue SE
  - Construct 57 Street SE along the boundaries of the plan area
  - Construct 51 Avenue SE along the boundary of Area 3

At Stage 2, a technical memorandum is required that outlines the proposed phases trip generation estimates and required supporting roadway network to demonstrate and confirm that capacity is available on the regional road network and that active modes are accommodated in a contiguous, consistent manner.

**Stage 3 (2028-2039) Area 4, Portions of Area 5**

- Capital Infrastructure Required:
  - CP0530 Glenmore Trail SE @ 68 Street SE Interchange
  - CP3913 Glenmore Trail SE @ 52 Street SE Interchange
  - P0703 Widen Glenmore Trail SE to 6 lanes
- Developer Funded:
  - Construct 68 Street SE (Industrial Arterial) from 61 Avenue SE to 51 Avenue SE
  - Construct 51 Avenue SE from 57 Street SE to 68 Street SE

At Stage 3, a technical memorandum is required that outlines the proposed phases trip generation estimates and required supporting roadway network to demonstrate and confirm that capacity is available on the regional road network and that active modes are accommodated in a contiguous, consistent manner.

**Stage 4 (2028-2039) Area 5 and Area 8**

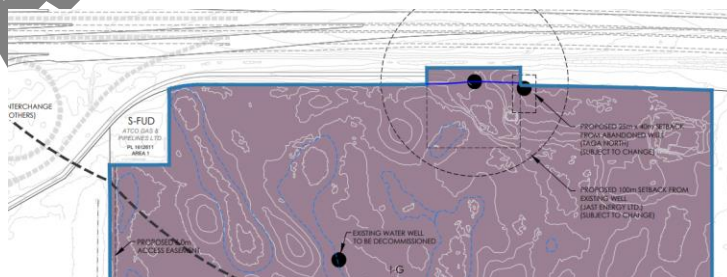
- Capital Infrastructure Required:
  - CP0530 Glenmore Trail SE @ 68 Street SE Interchange
  - CP3913 Glenmore Trail SE @ 52 Street SE Interchange
  - P0703 Widen Glenmore Trail SE to 6 lanes
- Stoney Trail SE Interchange improvements
- Developer Funded:



- Construct 50 Avenue SE (Industrial Arterial) from Area 6 to 68 Street SE,
- Construct temporary at-grade intersection at Peigan Trail SE @ 68 Avenue SE
- Construct 68 Street SE four lanes (2-2) from 51 Avenue SE to Peigan Trail SE

At Stage 4, a technical memorandum is required that outlines the proposed phases trip generation estimates and required supporting roadway network to demonstrate and confirm that capacity is available on the regional road network and that active modes are accommodated in a contiguous, consistent manner.

45. In conjunction with each Tentative Plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections and future grade separation, where applicable and to the satisfaction of the Director, Transportation Planning.
46. No direct vehicular access shall be permitted to or from Glenmore Trail SE, 52 Street SE, Peigan Trail SE and Stoney Trail SE. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
47. Prior to approval of the applicable tentative plan, demonstrate that a standard roadway turnaround can be accommodated in the road right-of-way or provide agreement from the adjacent land owner for temporary accommodation of turnaround.
48. 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).
49. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.
50. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
51. In conjunction with the applicable Tentative Plan or Development Permit, additional costs are required to accommodate shallow utilities are the responsibility of the developer, such as Enmax line encasing due to hard surfaces as a result of the modified cross section.
52. In conjunction with the applicable Tentative Plan, all proposed all-turns mutual access driveways shall be designed with curb return and roadway stub in the event traffic signals are required. Mutual Access agreement required to support roadway stub.
53. In conjunction with the applicable Tentative Plan, the Developer shall dedicate the stub of Peigan Trail SE at the Well Site.



**Parks:**

54. An updated BIA has been reviewed and Conditional Approval granted. Prior to approval of the first Tentative Approval, final approval is required. Contact Parks Ecologist Tanya Hope at Tanya.Hope@calgary.ca or (403) 200-9328 to address outstanding comments and obtain final approval.
55. The developer shall submit detailed engineering and landscaping drawings for the proposed constructed wetlands and the modifications to Forest Lawn Creek to both Water Resources and Parks for review. The developer will work with Calgary Parks to ensure that the elevations of the wetlands are appropriate to sustain the various vegetative zones. Based on the submitted hydrographs during the OP stage, the entire wetland may need to be raised 10-20cm from the bottom to make it slightly shallower due to the proposed water levels.
56. The developer shall submit hydrographs for all constructed wetlands (including PUL) with the detailed engineering and landscape construction drawings. Please include the following:
  - Include elevations on the y axis
  - April – Sept on x axis
  - NWL
  - HWL
  - Various vegetation zones (e.g. wet meadow)
57. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the storm pond to both Water Resources and Parks for review.
58. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
59. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. 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 ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") 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 provide the City of Calgary Parks department 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
60. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval from Alberta Environment to The City of Calgary Parks department for the wetlands to be impacted and for the proposed realignment of Forest Lawn Creek.
61. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) and Forest Lawn Creek shall not be developed or disturbed in anyway and shall be protected in place.
62. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the highwater line.

63. 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.
64. The developer shall restore, to a natural state, any portions of the environmental reserve lands within or 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.
65. 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.
66. The developer shall minimize stripping and grading within the Environmental Reserve (ER). 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.
67. Prior to the approval of the affected tentative plan, Landscape Concepts and associated cross sections prepared at the Outline Plan stage shall be updated to reflect the changes agreed between the applicant and City of Calgary Parks. The plans shall also be refined to add:
  - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
  - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
  - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
68. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR and ER parcels to the satisfaction of the Director, Calgary Parks.
69. 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.
70. 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.
71. 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 setback requirements, to the satisfaction of the Director, Parks.
72. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
73. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
74. A payment of money in lieu of land shall be made for 34 ha± (84.05 ac±) of Municipal Reserve (MR) owing, including 6% of MR dedication from the Great Plain outline plan area, plus 40.75 acres of reserve deferred from the adjacent city developed lands.