

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.

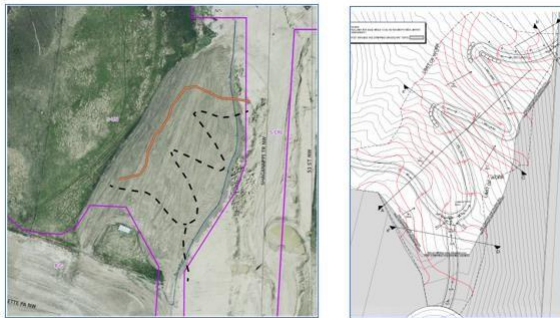
The following Conditions of Approval shall apply:

Planning

1. A Resident's Association shall be formed comprised of all the residents in the Outline Plan area and a restrictive covenant be registered on all affected titles identifying the financial and maintenance responsibilities of the Association to the satisfaction of the Subdivision Authority.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
6. 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.
7. 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 Development Inspector (403-804-9397) to approve the location of the fencing prior to its installation.
8. 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 Development Inspector (403-804-9397) prior to Final Acceptance Certificate.

9. Prior to endorsement of the affected tentative plan OR prior to release of the stripping and grading permit (whichever occurs first), with the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan (the Plan) including a maintenance schedule for the total limit of disturbance within the Environmental Reserve affected by any construction. The Plan shall 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 Calgary Parks prior to Final Acceptance Certificate.

It is noted that the disturbance to the Environmental Reserve extends beyond the proposed pathway limit of work.



10. Backsloping from the development site into adjacent Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks.
11. 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 Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
12. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to Reserve lands to the satisfaction of Parks.
13. 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 adjacent Environmental Reserve, with all grading confined to the private property, unless otherwise approved by Parks.
14. Storm water or other drainage (including point source) from privately-owned parcels onto adjacent Environmental Reserve (ER) is not permitted. Any unauthorized drainage from private parcels onto adjacent ER 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 Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.

15. Parks does not support point source drainage directed towards Environmental Reserve (ER) extents. All drainage and storm-related infrastructure catering to private property shall be entirely clear of ER areas.
16. 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 for more information.
17. Construction access through adjacent Environmental Reserve (ER) lands is not permitted, unless otherwise authorized by Parks.
18. Stockpiling or dumping of construction materials on adjacent Environmental Reserve (ER) lands is not permitted, unless otherwise authorized by Parks.
19. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
20. A restrictive covenant shall be registered against the lands prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the final instrument.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the developer shall rehabilitate and replant the lands within the balance of the setback area with appropriate vegetation to the satisfaction of the Parks and Open Spaces Department.

21. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks.

Provide a minimum of 1.0 metre setback from all vertical obstacles from the edge of pathway. This includes retaining walls. Refer to Section 6.1.3.3 Safety Clearance and Setback Requirements. As well, a pathway guardrail must be installed when a pathway is within 2 metre of the top of a 2:1 slope or steeper, and the slope is greater than or equal to 1 metre in depth.

22. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

23. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
24. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
25. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
26. At the development permit, stripping and grading development permit or subdivision stage, provide the limit of construction disturbance boundary. The limit of construction disturbance line should include stripping and grading activities, materials storage/laydown area, and site access.
27. Mitigation measures and recommendations from the Parks approved Biophysical Impact Assessment (BIA) for Glacier Ridge (LOC2017-0368), are to be adhered to throughout the development process.
28. The proposed sanitary and storm lines located within Public Utility Lots running through the Environmental Reserves shall be constructed such that they are located subsurface unless otherwise approved in writing by Calgary Parks.
29. All proposed site fencing required adjacent to Reserve lands, including footings, shall be installed completely within private property, unless otherwise approved by Parks.
30. Retaining walls placed within Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
31. Prior to approval of the affected tentative plan, a Slope stability report for the regional pathway area shall be submitted. Please provide cross-sections and concept drawings to Geotechnical group for review and approval. Additional slope stability measures may be required as per geotechnical recommendations.
32. Final pathway alignment to be staked on site with Parks Inspector prior to construction.

Utility Engineering

33. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Slope Stability Report, prepared by Englobe (File No. 02312200.000), dated February 2024.

Note: The slope stability submission has been forwarded to the City's geotechnical team for initial review and any revisions required will be forwarded to the applicant's team at the subdivision stage.

34. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Customer applications will be reviewed and discussed at the Land Use stage for the potential to retain open space, reduce the potential effects of increased imperviousness, and implement green infrastructure systems into the overall development plan.
35. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
36. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
37. Off-site levies, charges and fees are applicable.
38. 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 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, inside the property line along the boundary of the plan area.
 - e) Construct the MSR/MR/ER/PUL within the plan area.
 - f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Mobility Engineering

39. In conjunction with the applicable tentative plan, the developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for Shaganappi Trail NW adjacent to and within the outline

plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Included will be the required back-sloping into the Environmental Reserve lands that is to be provided as road right-of-way. 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 Shaganappi Trail NW will be determined to the satisfaction of the Manager, Development Engineering.

40. In conjunction with the applicable tentative plan, the developer shall submit detailed construction drawings (with turn templating analysis), for all adjacent intersections of Shaganappi Trail and Marmot Green NW adjacent to and within the outline plan boundary. The intersection design shall demonstrate and provide dimensions for any proposed road widening, including the parallel and/or slotted 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 intersection will be determined to the satisfaction of the Manager, Development Engineering.
41. Prior to approval of Construction Drawings and Permissions 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 (owned privately or owned by the City).
42. In conjunction with the applicable tentative plan, no direct vehicular access shall be permitted to or from Shaganappi Trail NW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
43. In conjunction with the applicable tentative plan, access to Marmot Green NW for the M-G site is restricted to right turns in and out only and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
44. In conjunction with the applicable tentative plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus zone.
45. In conjunction with the applicable tentative plan or development permit, a noise attenuation study for the residential lots adjacent to Shaganappi Trail NW, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms,

screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the developer's sole expense.

46. In conjunction with the applicable tentative plan or development permit, all community entrance features must be located outside the public right-of-way.