

Approved Outline Plan Conditions of Approval

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

Planning

1. Concurrent with the first tentative plan, the Environmental Reserve (ER) shall be dedicated to the City.
2. Relocation of utilities shall be at the developer's expense and to the appropriate standards
3. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's *Guidelines for Erosion and Sediment Control*, to the satisfaction of the Manager of Water Resources and the Director of Calgary Parks. Contact the Parks Development Inspector at 403-804-9397 or 311 to approve the location prior to commencement of Stripping and Grading activities.
4. No disturbance of Environmental reserve lands is permitted without written permission from Parks.
5. Based on the onsite meeting on 2023 September 22nd, it was discussed that the site has been used for dumping and is potentially hazardous. Infill added to the site during 2017-2018 shall be removed and the developer shall submit a detailed Restoration Plan including a maintenance schedule for the future Environmental Reserve impacted by the infill. 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.
6. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify 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.
7. The developer shall restore, to a natural state, any portions of the environmental reserve lands within and 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. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.

8. 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.
9. Parks does not support point source drainage directed towards existing Municipal Reserve (MR) existing and proposed Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR and ER areas.
10. 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.
11. Rehabilitate all portions of the adjacent Municipal Reserve lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
12. All proposed parks (ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
13. 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, Parks.
14. Appropriate signage at the north and south extents of the pathway tying into the access road will be required.
15. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
16. All shallow utility alignments, including street light cables, shall be set back 1.5m 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)*.
17. 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 at 403-804-9397 or 311 to approve the location of the fencing prior to its installation.
18. 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 and Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety. The limit of construction disturbance boundary should include stripping and grading activities, materials storage, and site access.

19. 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 parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
20. 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.
21. Prior to approval of the Tentative Plan, Landscape Concepts (local and regional pathways and ER as applicable) prepared at the Outline Plan stage shall 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.
22. 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.
23. Throughout the development process, adhere to all recommendations and mitigation measures outlined in the approved Biophysical Impact Assessment as prepared by Envirolead Canada Ltd.
24. Stockpiling or dumping of construction materials on adjacent Environmental Reserve (ER) lands is not permitted.
25. Construction access through adjacent Environmental Reserve (ER) lands is not permitted, unless otherwise authorized by Parks in writing.
26. Storm water or other drainage from privately-owned parcels onto adjacent Environmental Reserve (ER) or Municipal Reserve (MR) parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent ER or MR 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 Annie Rodrigues at 403-804-9397.
27. Prior to the approval of the affected Tentative Plan or Stripping and Grading, whichever comes first, the developer shall provide a Comprehensive Detailed Tree Report outlining retention/removal recommendations on a tree by tree basis for any tree that is located on land that will become part of the City inventory. This report should be completed by a

Registered Consulting Arborist who is familiar with both tree risk assessment and tree protection plans.

Utility Engineering

28. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
29. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
30. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to the Interim Runoff Volume Control Industry Bulletin April 2019. Private sites require 300mm topsoil and volume targets of 150mm for Multifamily and 250mm for ICI. Low Impact Development and stormwater source control is required. The release rate assigned to the site is 50 L/s/ha, as per the October 2018 Interim Unit Area Release Rate Requirements for Redevelopment
31. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report:

Geotechnical Report, prepared by Prairie Geo Engineering (File No. PGE22-62-REV1), dated July 24, 2023."
32. Prior to Endorsement of the final instrument or release of development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 403-268-1603 or email Mary.Jerebic@calgary.ca.
33. Off-site levies, charges, fees, and boundary obligations are applicable.
34. 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 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.

- e) Construct the multiuse pathway, landscape the MR, ER or PUL within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
35. Prior to final acceptance certificate of the ER restoration and pathway construction, provide a letter from a qualified environmental professional regarding the post construction state verifying that no deleterious materials or debris remains on site.

Mobility Engineering

36. In conjunction with the initial Tentative Plan, the regional pathway connection will be constructed in its entirety from the existing pathway at 136 Avenue and Sage Meadows Park NW, to the existing pathway network north of the outline plan boundary.
37. In conjunction with the initial Tentative Plan, the east boulevard along Sage Meadows Park NW will be constructed to its ultimate 5.3m width, with street trees and a 2.0m separate sidewalk.
38. In conjunction with the initial Tentative Plan, a widening of 2.3m is required for the the east boulevard along Sage Meadows Park NW to its ultimate width of 5.3m