

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.

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

Planning

1. If semi-detached dwellings, rowhouse buildings, or townhouses are proposed, the standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels shall be executed and registered against the titles of these parcels concurrently with the registration of the legal plan of subdivision.
2. Existing buildings that are to be removed must be removed prior to endorsement of the legal plan of subdivision for the area where the building is located. If a building is to remain, provide a Real Property Report at the time of tentative plan submission.
3. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
4. 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 and Open Spaces 2025 *Development Guidelines and Standard Specifications: Landscape Construction*.

Utility Engineering

5. This subject plan area is within the boundary of the Nose Creek drainage the Watershed Management Plan stormwater average annual runoff volume is limited to 150mm. Low Impact Development and stormwater source control is recommended.
6. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
7. Prior to endorsement of any legal plan of subdivision, execute a Development Agreement. Contact the Infrastructure Strategists, Development Commitments for further information at 587-224-0054 or email mathew.lanz@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/onsite 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 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 within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
9. Off-site levies, charges and fees are applicable. Contact Development Commitments, Development Engineering for further information.
 10. Make satisfactory cost sharing arrangements with Saddlecrest Lands Inc. for part cost of the existing storm pond constructed in Lot 2 PUL in Block 4 (Plan 0313367) that was paid for and/or constructed by Saddlecrest Lands Inc. under Saddle Ridge, Phase 2, DA2003-0030.
 11. Make satisfactory cost sharing arrangements with 1654620 ALBERTA LTD. for part cost of the existing underground utilities and surface improvements installed/constructed in 89 AV NE that was paid for and/or constructed by 1654620 ALBERTA LTD. under Saddle Ridge, Phase 1, DA2018-0030.

Mobility Engineering

12. In conjunction with the Tentative Plan, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 89 Avenue NE, for the new Residential street and for Saddlecrest Grove NE adjacent to and within the outline plan boundary. 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 the subject roads will be determined to the satisfaction of Mobility Engineering.
13. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections and accesses, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries, and to the satisfaction of the Manager, Development Engineering.
14. In conjunction with the applicable Tentative Plan, the Developer shall enter into a Development Agreement for the offsite surface improvements as necessary to service the proposed development to the satisfaction of the Approving Authority.
15. Prior to the release of any permits or Permissions to Construct, the developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
16. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to 89 AV NE from the adjacent R-G lots and a restrictive

covenant shall be registered concurrent with the registration of the legal plan of subdivision to that effect.

APPROVED BY CPC