

Conditions of Approval

Planning:

1. Marketing information must contain maps identifying the proximity of the East Calgary landfill site and the 300 metre permanent landfill setback line shall be shown on the community land use signs containing affected lots.
2. Prior to affected tentative plan approval (and submission of construction drawings), the proposed community and street names must be submitted.
3. The developer shall pay cash-in-lieu of land for reserve dedication for 1.68 hectares (4.14 acres), to the satisfaction of the Director, Parks.

Development Engineering:

4. The approval of this Outline Plan and land use redesignation application are based on the assumption that entire site is intended to be developed as a single private site or as a bareland condominium, with the shared utilities and roads being part of the common property of the condominium. If any other form of subdivision, other than a comprehensive bare land condominium of the entire plan area conforming to the approved outline plan is proposed, a new outline plan application will be required to design the required public utilities and roads to service the proposed lots. Private shared utilities and roads are not permitted (unless part of a traditional bare land condominium) as every lot must have direct access to public utilities (water, sanitary, and storm) and roads.
5. 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 a significant change is necessary.
6. All development on the site shall conform to the environmental risk management plan and the applicable environmental approvals. All required monitoring wells shall be protected and maintained accessible at all times to facilitate any required ongoing monitoring. Any wells that are to be abandoned shall be fully removed and sealed in accordance with the applicable environmental regulations.
7. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination must immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Sustainable Resource Development, the Alberta Health Services and The City of Calgary by calling 311.
 - b. on City of Calgary lands or utility corridors, the City of Calgary Environmental Risk & Liability group must be immediately notified by calling 311.

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8. The parcels shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Report, prepared by McIntosh (File No M-L7051), and dated February 2015, and any subsequent updates that may be provided (or required by The City) to this report.
9. Servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning, Water Resources. Install water mains and hydrants, storm, sanitary sewer mains in accordance with the City of Calgary design guidelines and specifications. The site is located within the Glenmore Pressure Zone. Water network design and preliminary grading for the site will be required for review and approval by City of Calgary Water Resources at the time of subdivision or development application.
10. **Prior to approval of the first tentative plan and/or development permit**, submit the final stormwater management report to the satisfaction of the Manager of Infrastructure Planning, Water Resources. Stormwater management reports must be submitted electronically directly to Water Resources via POSEIDONOnline, which is accessed through The City of Calgary's VISTA website.
11. This subject plan area is within the boundary of the Western Headworks Canal drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan, stormwater discharge is limited to the pre-development volume and peak discharge rate as specified by The City of Calgary and the final stormwater management report.
12. Off-site levies, charges and fees are applicable to the plan area. **Prior to endorsement of any subdivision legal plan and/or prior to release of a development permit**, the Developer shall either pay the applicable off-site levies, charges and fees, or enter into an agreement to pay. Contact David Berge, Infrastructure Strategist, City of Calgary Approvals Coordination for further information at David.Berge@Calgary.ca or (403) 268-2493.
13. **Prior to endorsement of any subdivision legal plan and/or prior to release of a development permit**, the developer shall make satisfactory cost sharing arrangements with Nu-West Group (Brookfield Residential (Alberta) LP) for part cost of the existing water main in 52 Street SE adjacent to the site, which was installed by Nu-West Group (Brookfield Residential (Alberta) LP) through their Erin Woods, Phase 5 (1980-029) subdivision.
14. **Prior to endorsement of any subdivision legal plan and/or prior to release of a development permit**, the developer shall make repayment arrangements with the City of Calgary for part cost of the storm sewer, water main, and surface improvements adjacent to the site, which were constructed by the City of Calgary.
15. **Prior to endorsement of any subdivision legal plan and/or prior to release of a development permit**, the developer shall execute a development agreement or an indemnification agreement (whichever is specified by The City of Calgary) to construct all on-site and off-site public infrastructure (underground utilities, stormwater management facilities, roads, etc.) necessary to service the plan area as required by The City. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these improvements.

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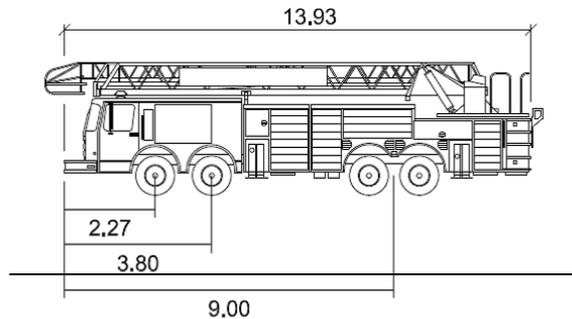
16. The developer shall rehabilitate any public and private lands or infrastructure damaged as a result of this development, all to the satisfaction of The City of Calgary
17. Submit an electronic version of a deep fills report to the Development Engineering Generalist for any subdivision or development applications that have fills in excess of 2.0 metres, or if the proposed development will not have any fills in excess of 2.0 metres, submit a letter to that effect signed and sealed by a professional geotechnical engineer. The report must be prepared by a qualified geotechnical engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, City of Calgary Roads. The report is to identify lots to be developed on fills in excess of 2.0 metres above original elevations within the plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a development and geotechnical covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the deep fills report.

18. Submit an electronic version of a slope stability report to the Development Engineering Generalist for any subdivision or development applications that have proposed grades in excess of 15%, or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a professional geotechnical engineer. The report must be prepared by a qualified geotechnical engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, City of Calgary Roads.

If required, a development and geotechnical covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the slope stability report.

19. This outline plan includes several customized roads, accesses, and intersection improvements. **Prior to approval of the affected tentative plan(s) or development permits**, the application submissions shall include detailed plans indicating the vehicle sweeps and all turning movements (templating) for the below fire truck:



CFD_Bronto_Skylift

	meters
Width	: 2.57
Track	: 2.57
Lock to Lock Time	: 6.0
Steering Angle	: 47.5
Turning Radius	: 10.18

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All roads and accesses shall be designed to safely and comfortably accommodate the above vehicle (no conflicts with curbs, medians, opposing traffic, etc.). The developer shall provide any additional road right-of-way space as may be required. All portions of any road or access shall have a minimum width of 6.0 metres, including where medians or islands may be introduced. All portions of the Access Route shall be designed to carry the minimum load of 38,556kg (85, 000lbs) and be able to support the National Fire Protection Association 1901 point load of 517kPa (75 psi) over a 2'-0" x 2'-0" (4 sq. ft.) area.

20. **Prior to issuance of any construction permissions**, an erosion and sediment control report and drawings for the development site shall be submitted to the satisfaction of the Manager of Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.
21. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Transportation:

22. In conjunction with the first tentative plan or development permit, the developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the 6.36 metre road widening of the west side 52 Street SE along the entire east boundary of the outline plan area.
23. In conjunction with the first tentative plan or development permit, the developer shall submit construction drawings for the intersection improvements at the north and south vehicle accesses to 52 Street SE, the centre median along 52 Street SE, and other road right-of-way improvements between the Canadian Nation Railway crossing (north of the plan area) and the access to 3333 52 Street SE (the Federated Co-Op Ltd building south of the plan area). The construction drawings will inform right-of-way and property lines at the intersections. Intersection improvements and median construction shall be designed and constructed at the developer's sole expense under roads indemnification and securities.
24. In conjunction with the first tentative plan or development permit, the developer shall develop the internal industrial street in a comprehensive development permit to provide adequate access to the subdivided lots.
25. In conjunction with the first tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, City of Calgary Transportation Planning.
26. No direct vehicular access shall be permitted to or from 52 Street SE and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the time of tentative plan or development permit.
27. In conjunction with the first tentative plan, the developer shall register a public access easement for the internal industrial street within the subject lands to the satisfaction of the Director, City of Calgary Transportation Planning.

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28. In conjunction with the applicable tentative plan application, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, City of Calgary Transportation Planning for all roadways within the plan area, as well as boundary roads (52 Street SE). Construction drawing review may require changes to proposed right-of-way to meet the approved design.
29. In conjunction with the applicable tentative plan application or development permit application, all community entrance features must be located outside the public right-of-way.
30. **Prior to the endorsement of the applicable tentative plan or development permit**, the developer shall provide a certified cheque or letter of credit for the traffic signals at the intersection of 52 Street SE and the south vehicle access. The developer shall also provide a letter, under corporate seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the letter of credit.
31. In conjunction with the applicable tentative plan application review or development permit application review, the existing vehicle access at 52 Street SE and 23 Avenue SE shall be closed and rehabilitated at the expense of the developer.
32. In conjunction with the applicable tentative plan application review, 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, City of Calgary Transportation Planning.
33. In conjunction with the applicable tentative plan application or development permit, application the developer shall enter into a construction access roads agreement with City of Calgary Roads Maintenance.
34. **Prior to approval of construction drawings and permission to construct surface improvements**, the developer shall provide signed copies of back sloping agreements (and ministerial consent, if applicable) for any back sloping that is to take place on adjacent lands.

Parks:

35. All new pathways shall be constructed and all existing Regional Pathway routes shall be protected as per the [Development Guidelines and Standard Specifications – Landscape Construction](#) (current edition), including setback requirements, to the satisfaction of Calgary Parks.