

Construction Management Plan (CMP) Guidelines

(As a reference source to developers and builders)

When a construction management plan (CMP) is required as part of a subdivision servicing agreement or development agreement or development permit application (in which case the CMP is to be **provided prior to construction**), it must be specific to the proposed development and address the following issues, as applicable:

Outlining how the developer proposes to mitigate the adverse effects of construction and deal with such items as:

- 1) the stockpiling and temporary storage of excavation materials;
- 2) stockpiling and laydown areas for construction materials;
- 3) parking for contractor and employee vehicles;
- 4) access for construction vehicles and/or equipment;
- 5) access for emergency vehicles;
- 6) permanent location of disposal of excess excavation materials (if any);
- 7) dewatering and disposing of groundwater (if required);
- 8) controlling storm water runoff, minimizing erosion and off-site transport of sediment and deposition of sediment in storm sewers;
- 9) screening and storage of supplies and building materials;
- 10) site fencing and access control to protect public safety;
- 11) fencing or other approved methods of preservation of existing vegetation within setback and non-disturbance areas;
- 12) noise, litter, dust and mud control and mitigation, including vehicle baths at the site entrance (see: Erosion and Sediment Control plan below);
- 13) Spill response plan;
- 14) weed control (if the project is of sufficient duration);
- 15) reduction of construction waste through segregation, re-use and recycling;
- 16) haul routes to maximize use of established truck routes (see Figure A) and to minimize impact on adjacent streets;
- 17) methods to prevent access and damage to adjacent municipal properties (i.e. parks, municipal and environmental reserves, PUL's);
- 18) signage to indicate 24/7 emergency contact telephone numbers;
- 19) management of concrete truck wash-out;
- 20) demonstrate that Provincial and Federal regulations in regards to Migratory Birds are respected when tree clearing is proposed;
- 21) dedicated animal proof waste containers for food waste;
- 22) management of wildlife encounters;
- 23) sanitary facilities;
- 24) muster stations;
- 25) Contact list including contractor, Engineer and Emergency contacts.
- 26) identification and location of overhead cranes, their swing radius and crane swing limitations (No Fly Zones);
- 27) location of limits of excavation adjacent to roads or laneways and proposed means of protection (i.e. concrete Jersey barriers or engineered extensions of the shoring piles)
- 28) location of street and sidewalk closures expected to last longer than three weeks

Prior to Construction, the Developer shall submit a comprehensive and detailed photo record of existing Municipal Infrastructure including the date of capture. This record will be used to resolve disputes regarding damage to existing infrastructure.

In addition, the Developer, should provide a written commitment by signing below, to indicate that they have read and understand the related articles of the Development Agreement or Subdivision Servicing Agreement as applicable to the development, and the contents of Bylaw 15-2001, and will not:

- a) place any building materials, building tools, machinery, or construction device on;
- b) park, leave, stand or station a mobile crane or other mobile building construction machine on;
- c) load or unload material, machinery or equipment of any kind used in connection with a building operation of any nature upon; or
- d) leave standing a portable garbage container on any portion of a Public Roadway or Public Lands unless separate application has first been made to, and approval has been granted by the Town for a Road Use or Excavation & Road Use Permit in accordance with Bylaw No. 2020-03.

and

Submit Erosion and Sediment Control documentation in accordance with the City of Calgary standards.

and

No Person shall, during the process of Construction Activities at a Construction Site or demolition at a Demolition Site, cause or allow to be caused, any damage to Municipal Improvements or Municipal Lands.

No Person shall operate, or allow to be operated, a Vehicle on any street, lane, sidewalk or Municipal Lands, as part of Construction Activities or demolition, in a manner that causes, or allows the causing of damage to Municipal Improvements or Municipal Lands.

Any work or works conducted on Municipal Improvements or Municipal Lands (including service connections, extensions, installations, repairs, upgrades and rehabilitation of Municipal Lands) as part of Construction Activities approved by the Town through a Development Permit or Building Permit, shall be done to the satisfaction of the Town and in accordance with the Town of Canmore Engineering Design Guidelines, Construction and Landscaping Standards, or other directions that may be provided in writing by the Town.

The Construction Management Plan submitted shall be followed through all stages of construction. If Town Bylaws are being violated or if the accepted Construction Management is not being adhered to, a Stop Work order will be delivered without warning and all construction shall cease until all violations have been rectified to the satisfaction of the Town of Canmore.

I have read and understand the above requirements and will abide by these requirements:

_____ Signed	_____ Name	_____ DP Number
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_____ Phone Contact	_____ Date
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Agent for:

Site Address and Legal Description

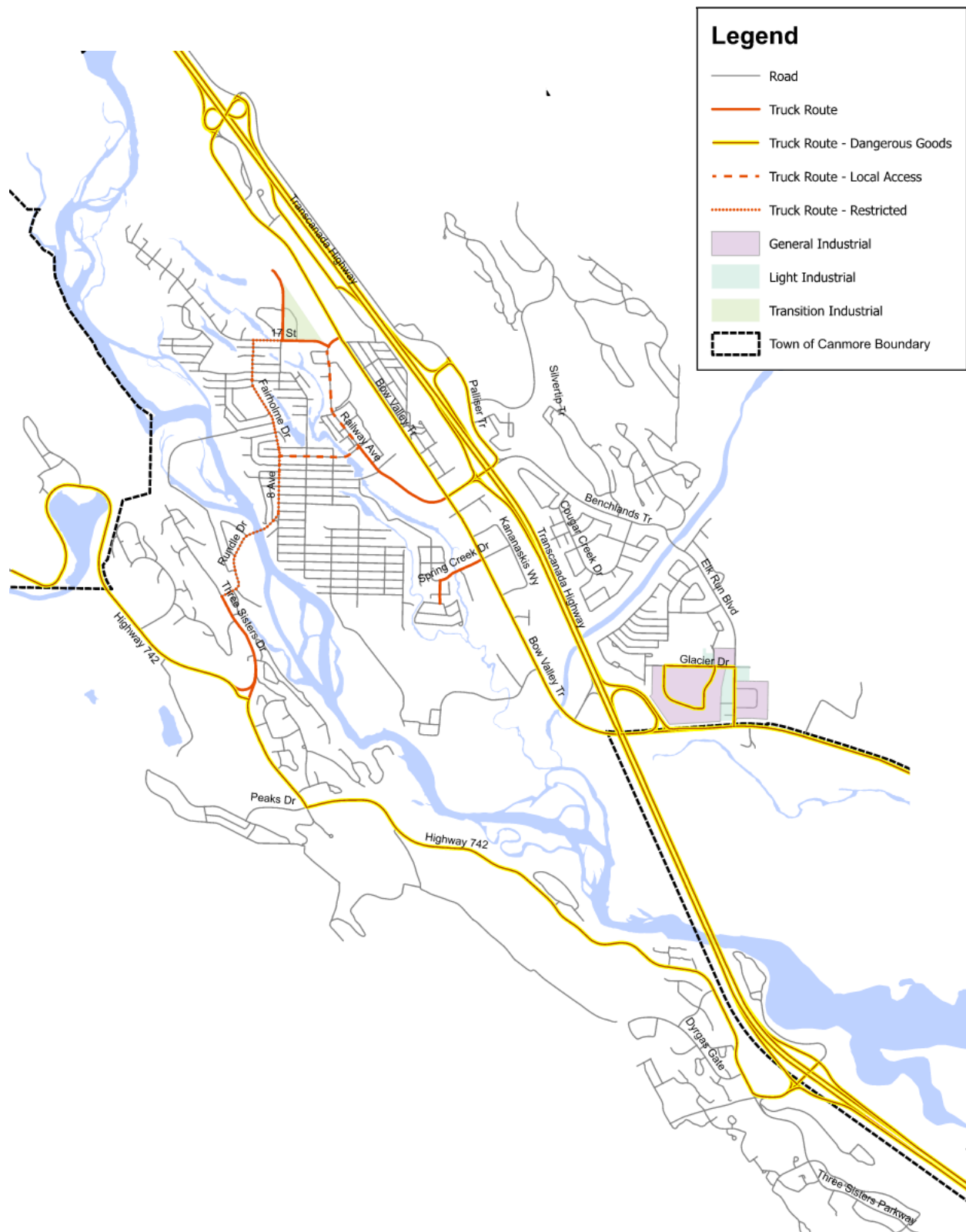


Figure A: Truck Routes and Dangerous Goods Movement Routes