



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 the issuance of a Building Permit), it must be specific to the proposed development and address the following issues, as applicable:

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

- (a) the stockpiling and temporary storage of excavation materials;
- (b) stockpiling and laydown areas for construction materials;
- (c) parking for contractor and employee vehicles;
- (d) access for construction vehicles and/or equipment;
- (e) access for emergency vehicles;
- (f) permanent location of disposal of excess excavation materials (if any);
- (g) dewatering and disposing of groundwater (if required);
- (h) controlling storm water runoff, minimizing erosion and off-site transport of sediment and deposition of sediment in storm sewers;
- (i) screening and storage of supplies and building materials;
- (j) site fencing and access control to protect public safety;
- (k) fencing or other approved methods of preservation of existing vegetation within setback and non-disturbance areas;
- (l) noise, litter, dust and mud control and mitigation, including vehicle baths at the site entrance (see: Erosion and Sediment Control plan below);
- (m) Spill response plan;
- (n) weed control (if the project is of sufficient duration);
- (o) reduction of construction waste through segregation, re-use and recycling;
- (p) haul routes to minimize impact on adjacent streets;
- (q) methods to prevent access and damage to adjacent municipal properties (i.e. parks, municipal and environmental reserves, PUL's);
- (r) signage to indicate 24/7 emergency contact telephone numbers;
- (s) management of concrete truck wash-out;
- (t) demonstrate that Provincial and Federal regulations in regards to Migratory Birds are respected when tree clearing is proposed;
- (u) dedicated animal proof waste containers for food waste;
- (v) management of wildlife encounters;
- (w) sanitary facilities;
- (x) muster stations;
- (y) Contact list including contractor, Engineer and Emergency contacts.

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

