

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. A uniform screening fence compatible with other fences on the adjacent lands and with individual gates where required, of high quality materials requiring minimum maintenance, shall be provided at the developer's expense inside the property line of the residential parcels where required, the design of such fence shall be to the satisfaction of the Subdivision Authority. An easement for maintenance purposes, shall be required to be registered over affected parcels.
2. The developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Keystone Hills Area Structure Plan.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. A Restrictive Covenant shall be registered against the lands prohibiting the altering of the grades and landscape treatment within the lands identified as 'Private Greenway' concurrent with the affected subdivision.
5. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
6. If the total area for Roads or Public Utility Lots, is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
7. The relocation of any electrical and telecommunications installations shall be at the developer's expense to the appropriate standards.

Development Engineering:

8. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani (File No ML6219), dated September 2013.
9. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
10. The developer, at its expense but subject to normal oversize, endeavor to assist and boundary cost recoveries, will be required 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.

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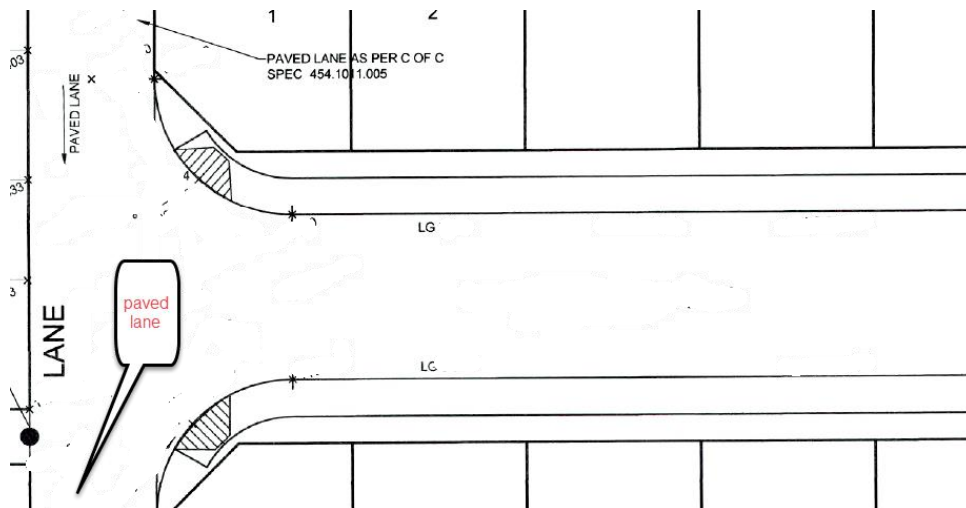
The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b. Construct all roadways within and along the boundaries of the plan area.

Transportation:

11. No direct vehicular access shall be permitted to or from the sides of Lucas Boulevard NW that contain a regional or multi-use pathway within the boulevard. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
12. The pathway adjacent to Lucas Heights NW will be located, designed and constructed to align with the north pedestrian crossing of Lucas Avenue NW to the satisfaction of Transportation Planning.
13. At-grade mid-block crossings / curb extensions at Lucas Terrace NW, and Lucas Way NW will be located, designed and constructed to the satisfaction of the Director, Transportation Planning. In conjunction with the above noted, there shall be crosswalks in all instances where regional, local or multi-use pathways intersect with the street, and shall be to the satisfaction of the Transportation Planning.
14. The residential street standard with a 9 metre / 16 metre carriage is to be applied to any new or proposed roadway within the plan area (i.e. Lucas Rise NW, Lucas Avenue NW).
15. Sidewalks shall be provided on both sides of the residential street connecting from Lucas Street NW westward to the lanes. The configuration will be generally constructed as illustrated below and approved through coordinating construction drawings.

With the reconfiguration of Lucas Rise NW, the adjacent and connecting lanes will be paved in their entirety.



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16. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and / or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

Parks:

17. **Prior to endorsement of the affected tentative plan**, the developer shall submit Landscape Construction Drawings for all of the Municipal Reserve parcels to Parks for review.
18. The developer is responsible for constructing all Municipal Reserve parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version).
19. Any damage to Municipal Reserve lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
20. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
21. Any damage to Environmental Reserve lands as a result of this development from drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
22. If any disturbance occurs to Environmental Reserve lands, the developer shall include a detailed Habitat Restoration Plan to be submitted as part of the Landscape Construction Drawings for review to the satisfaction of the Manager, Urban Conservation.
23. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
24. Any damage to the existing regional pathways as a result of this development shall be repaired at the developer's expense, to the satisfaction of Parks.
25. All landscape construction and rehabilitation on Parks' land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
26. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version), including applicable setback requirements, to the satisfaction of the Director, Parks.
27. Plant all public trees in compliance with the approved Public Landscaping Plan.

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28. Drainage from the development site into reserve lands is not permitted, unless otherwise authorized by Parks in writing.
29. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
30. A 1.2 m fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development.
31. Construction access through Environmental Reserve lands is not permitted.
32. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted.
33. Retaining walls placed within adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.
34. Site grading of the development site shall match the grades of adjacent reserve lands with all grading confined to private property, unless otherwise authorized by Parks in writing.
35. Backsloping from the development site into adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.