

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. The existing buildings shall be removed prior to endorsement of the final instrument.
3. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
4. The closed right-of-way must be removed from The City's ownership and sold to the adjacent properties.
5. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
6. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
7. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
8. Prior to Tentative Plan submission, the developer shall enter into negotiations with Real Estate and Development Services for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales at realestateinquiries@calgary.ca to commence negotiations. Provide documentation to show that negotiations have commenced.
9. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.

Development Engineering:

10. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by E2K Engineering Ltd. (File No 2016-2264), dated July 11, 2016.
 - Slope Stability Assessment – Revised, prepared by E2K Engineering Ltd. (File No 2016-2264), dated September 26, 2018.
11. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
12. This site is covered in the Rocky Ridge Phase 1 Decker Staged Master Drainage (Westhoff, 2003). The allowable runoff release rate as per this MDP is 80 L/s/ha. Water quality target of 85% removal of particles size 50 microns or over is required.

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13. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
14. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
15. Make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP (formerly Carma Developers LP) for part cost of the existing 93rd Street Storm and Sanitary Trunks installed by Brookfield Residential (Alberta) LP (formerly Carma Developers LP).
16. Make satisfactory cost sharing arrangements with Decker Management Ltd. for part cost of the existing storm pond which is known as 'Water Body' and Lot 28ER, 30ER, 31ER and 32ER in Block 11 on Plan 0413124-2 or as Pond 81 WLA that was paid for and constructed by Decker Management Ltd. under Rocky Ridge, Phase 01 (2003-047).
17. Make satisfactory cost sharing arrangements with Decker Management Ltd. for part cost of the existing underground utilities and surface improvements installed in Rockyvale Drive NW that was paid for and constructed by Decker Management Ltd. under Rocky Ridge, Phase 01 (2003-047).
18. Make satisfactory cost sharing arrangements with Decker Management Ltd. for part cost of the existing underground utilities and surface improvements installed in Rock Lake Drive NW that was paid for and constructed by Decker Management Ltd. under Rocky Ridge, Phase 01 (2003-047).
19. 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 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 the named Internal Roads within 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.

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- d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut the boundary of the plan area.
- e) Construct the pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

- 20. Direct vehicular access from Lot 1-6 shall be to Rock Lake Place NW. No direct vehicular access from these lots to Rock Lake DR shall be permitted.
- 21. No vehicular access from Lot 6 to Rock Lake Place NW shall be permitted through the intersection corner radius.
- 22. Direct vehicular access from Lots 15-19 shall be located, designed and constructed to the satisfaction of the Director, Transportation Planning.
- 23. A public access easement will be required for any section of the Rock Lake DR NW sidewalk to be located on private property.
- 24. Rock Lake Place NW shall align centreline to centreline with Rockcliff PT NW across the street.

Parks:

- 25. All reserve lands within the development site shall remain in their existing condition, unless otherwise authorized by Parks.
- 26. All landscape construction shall be in accordance with the City of Calgary Parks *Development Guidelines and Standards Specifications -- Landscape Construction* (current version).
- 27. **Prior to endorsement of the affected tentative plan**, the developer shall submit Landscape Construction Drawings for all reserve lands to Parks for review. Please contact the Calgary Parks Landscape Architect, Nathan Grimson, at 403-268-2367 for further information.

With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve and naturalized Municipal Reserve lands proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.

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28. **Prior to endorsement of the affected tentative plan**, an onsite meeting shall be arranged to stake the trail alignments proposed through Environmental Reserve lands, to the satisfaction of Parks. The exact locations, minimum widths and surface materials of pathways shown on the approved LOC2017-0015 are subject to change at the sole discretion of Parks. Please contact Parks Development Coordinator, Evan Goldstrom, at 403-268-2573 to arrange.
29. **Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first)**, an onsite meeting shall be arranged to confirm that the surveyed boundaries of Environmental Reserve lands, to the satisfaction of Parks. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. Please contact Parks Development Coordinator, Evan Goldstrom, at 403-268-2573 to arrange.
30. **Prior to endorsement of the affected tentative plan or stripping and grading permit (whichever comes first)**, protection fencing must be installed completely within the subject site along the shared property line with adjacent Environmental Reserve lands. An onsite meeting shall be arranged to confirm that the fencing has been installed to the satisfaction of Parks Development Inspector. The protection fencing shall be maintained along shared property line until construction activity of the subject site has been completed.
31. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's *Calgary Wetland Conservation Plan (the "Plan")* and its "no net loss" policy.

All Class III and above wetland(s) (as defined by the *Stewart and Kantrud Wetland Classification System*) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the *Municipal Government Act (Alberta)* ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall:

- a. Execute a *Wetland Compensation Agreement* to the satisfaction of The City of Calgary Parks department and The City of Calgary Law department, to provide compensation for the loss or alteration of the Class III and above wetland(s); and
- b. Strictly comply with the provisions of the *Wetland Compensation Agreement*. Each obligation therein shall constitute: (i) a condition of subdivision or development approval which shall be enforceable under the MGA and (ii) a condition of the Water Act approval which shall be enforceable under the *Water Act* (Alberta).

Note that the Plan can be viewed online at:

http://www.calgary.ca/CSPP/Parks/Documents/Planning-and-Operations/Natural-Areas-and-Wetlands/wetland_conservation_plan.pdf or by searching 'Calgary Wetland Conservation Plan' on the City's official website (www.calgary.ca).

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32. The alteration of any water body (including Class 1 – 6 wetlands) is subject to a *Water Act* approval from the Province. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
33. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.
34. Construct all trail and pathway routes within and along the boundaries of the plan area according to Parks' *Development Guidelines and Standard Specifications – Landscape Construction* (current version), including setback requirements, to the satisfaction of Parks.
35. Any damage to the existing Regional Pathways along and within the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of Parks.
36. Plant all public trees in compliance with the approved Public Landscaping Plan.
37. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
38. Drainage from the development site onto the adjacent Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
39. Construction access through the adjacent Environmental Reserve or Municipal Reserve lands is not permitted.
40. Stockpiling or dumping of construction materials is not permitted on adjacent Environmental Reserve or Municipal Reserve lands, unless otherwise authorized by Parks.
41. Retaining walls placed within Environmental Reserve or Municipal Reserve lands is not permitted, unless otherwise authorized by Parks.
42. Backsloping from private lands into Environmental Reserve or Municipal Reserve lands is not permitted, unless otherwise authorized by Parks.
43. Any development activity, grading, or storm water infrastructure that results in permanent disturbance to Environmental Reserve or Municipal Reserve lands will require restoration at the developer's expense. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged as a result of this development. All landscape rehabilitation on Parks assets shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications – Landscape Construction* (current

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version)current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.

44. **Prior to the approval of the affected tentative plan**, finalized concept plans for all Municipal Reserve and Environmental Reserve lands shall be submitted for Calgary Parks' review and approval.
45. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to Municipal Reserve and Environmental Reserve parcels to the satisfaction of the Director, Calgary Parks.
46. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
47. A nesting and breeding bird survey may be required, should the removal of trees or other vegetation take place during the nesting period of migratory bird species. Sweeps for active nests or other sensitive wildlife features should be conducted at least 6 days prior to start of construction, and appropriate mitigation measures taken as per direction from Alberta Environment wildlife division, where applicable, to be in compliance with the Wildlife Act and the Migratory Birds Convention Act.
48. Compensation for over-dedication of reserves is deemed to be \$1.00.
49. Municipal Reserve lands in proximity to or abutting Environmental Reserve lands require the use of native planting species only. Subject to further review and sole discretion of Parks at the Landscape Construction drawing stage.
50. The back of residential lots identified with drainage toward MR or ER lands shall provide 300-600mm of topsoil and native planting species to protect the integrity of adjacent natural areas. Additionally, for lots identified with drainage toward MR or ER lots, roof leaders are to be directed toward front of lot.