

LAND USE AMENDMENT  
ROCKY RIDGE (WARD 1)  
NORTH OF ROCKYVALE DRIVE NW AND  
ROCKYVALE GREEN NW  
BYLAW 125D2017

MAP 20NW

**EXECUTIVE SUMMARY**

This application is seeking approval of an Outline Plan covering 1.63 hectares (4.03 acres) that proposes 22 single detached homes on a site within Rocky Ridge. The Plan is to extend Rockyvale Green NW for these lots while still allowing the adjacent property to complete the cul-de-sac when it develops. The cul-de-sac does provide four (4) different points of entry for pedestrians and cyclists.

The application provides a voluntary dedication of green space (Municipal Reserve) that allows completion of a pathway network and a wider natural corridor to connect two wetlands that are to be preserved. There is a small portion of Environmental Reserve provided in support of a wetland adjacent to the property.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2017 February 23

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 125D2017; and

1. **ADOPT** the proposed redesignation of 1.63 hectares  $\pm$  (4.03 acres  $\pm$ ) located at 5 Rocky Ridge Lane NW (Plan 8811565, Block 6, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District to Residential – One Dwelling (R-C1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 125D2017.

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**REASONS FOR RECOMMENDATION:**

This application complies with the Rocky Ridge Area Structure Plan and adds new residential units to Rocky Ridge in an area adjacent a large park and regional pathway.

The application designates voluntary green space (Municipal Reserve) completing pathway connections to an existing path to the north and the park space to the west. As well it increases the width of the natural corridor connecting two wetlands identified in the Area Structure Plan for preservation.

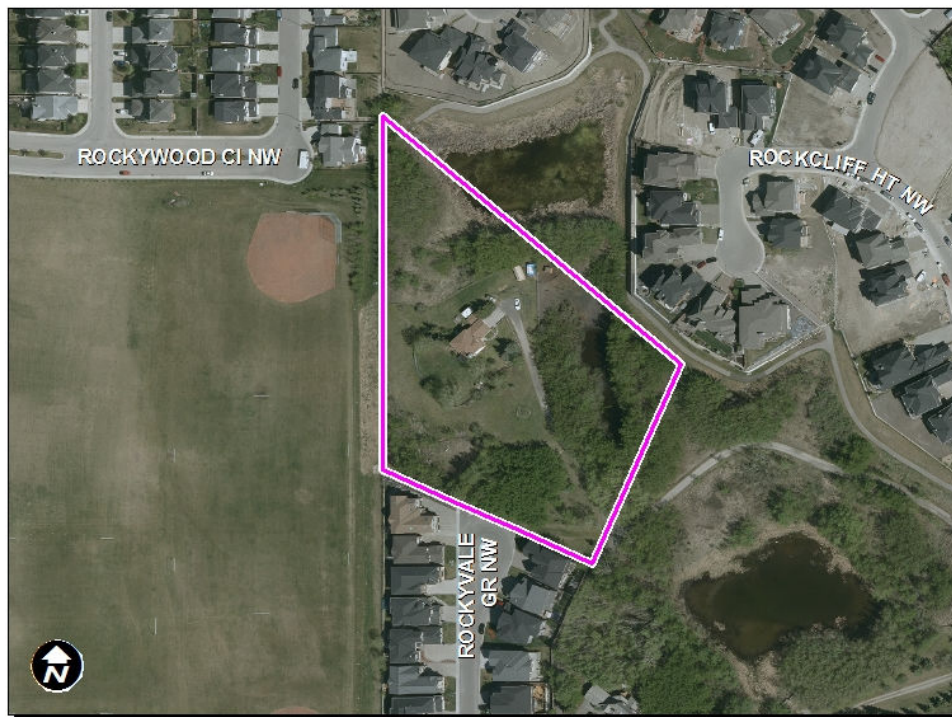
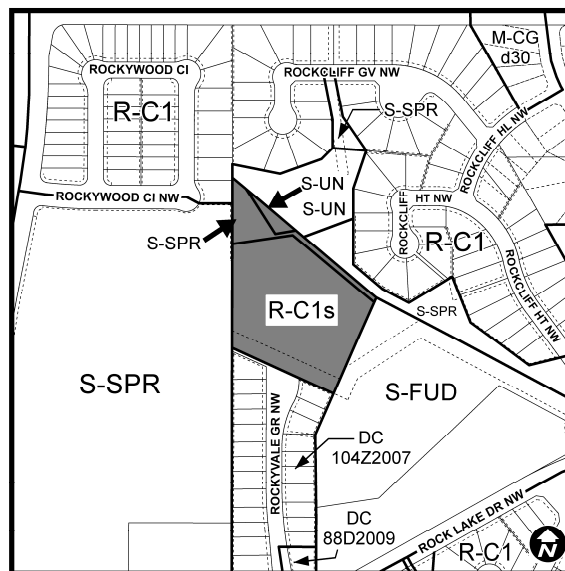
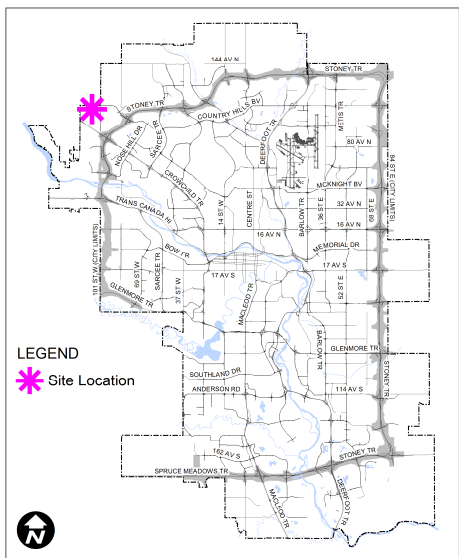
**ATTACHMENT**

1. Proposed Bylaw 125D2017
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 1.63 hectares  $\pm$  (4.03 acres  $\pm$ ) located at 5 Rocky Ridge Lane NW (Plan 8811565, Block 6, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential – One Dwelling (R-C1s) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – Urban Nature (S-UN) District.

**Moved by: S. Keating**

**Carried: 6 – 2**

Opposed: G.-C. Carra and  
A. Palmiere

Reasons for Approval from Mr. Leighton:

- I supported this because:
  - This is, in effect, a delayed 'infill' application and the density and form of development is compatible with the surrounding community.
  - The applicant has shown flexibility in addressing the community's concerns, notably, an increase in municipal reserve, decrease in number of dwellings and a new pathway.
  - Notwithstanding my support, I share Mr. Palmiere's concerns and feel that both the applicant and City Administration missed an opportunity to create a higher amenity/more environmentally sensitive development.

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**Applicant:**

IBI Group

**Landowner:**

La Vita Land Inc

**PLANNING EVALUATION**

**SITE CONTEXT**

The site is located in the developing community of Rocky Ridge. The community has grown around a knob and kettle terrain that had initially developed into acreage properties prior to more recent urban style low density development.

The property is currently developed with a single detached dwelling. The application proposes to extend Rockyvale Green NW from the south, which currently has 26 developed single detached houses.

The site is currently designated as Special Purpose – Future Urban Development (S-FUD).

Various environmental / park features and development surround the site. To the north is a wetland, to the east is a regional pathway, and to the west a large park space with two ball diamonds. Development of single detached dwellings has occurred to the north and south of the site. Development to the east and southeast has not occurred but is permitted by the ASP. Shadow planning of those areas was done to determine that this application will not limit logical development of those parcels.

**LAND USE DISTRICTS**

The current land use district is Special Purpose – Future Urban Development (S-FUD)

The proposed residential land use district is Residential – Contextual One Dwelling (R-C1s) District. The purpose of the R-C1s district is to accommodate residential development and contextually sensitive redevelopment in the form of single detached dwellings in the Developed Area and to accommodate a secondary suite or a backyard suite on the same parcel as a single detached dwelling.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the SSRP.

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Municipal Development Plan (MDP)

The MDP identifies this site as Planned Greenfield with Area Structure Plan (ASP). Therefore the applicable Area Structure Plan is considered as appropriate policy to provide specific direction for development of the local community.

Specific to this application, the policies of 1.4.4 – Local Area Plans direct that the MDP recognize the Rocky Ridge ASP's policies as policies providing specific direction even though those policies conflict with the MDP. Should an ASP amendment occur, that amendment should comply with the current MDP.

Rocky Ridge Area Structure Plan (ASP)

The application generally complies with the Rocky Ridge Area Structure Plan.

The ASP has a specific policy that addresses density on the quarter section where this application is located.

**Section 3.2 – Residential** contains the following policies of note:

- a) Average residential density throughout Rocky Ridge shall ultimately be in the range of 9.9 to 14.8 units per gross residential hectare (4.0 to 6.0 units per acre). However, consideration should be given to approval of individual development proposals at densities either above or below the limits of this range, where considered to be appropriate by the Approving Authority
- c) Notwithstanding the above, as and when the NE ¼ of Section 20-25-2W5M (the quarter section the lands are contained within) develops, the existing pattern of subdivision and the natural amenities (e.g., views, topography) will likely dictate estate development, at densities around 7.4 to 9.9 units per hectare (3.0 to 4.0 units per acre)

This application proposes 22 residential lots on 1.62 hectares, translating to 13.58 units per hectare (5.46 units per acre). That exceeds the suggested range described in section 3.2(c) of the ASP. A strict interpretation of the ASP would only allow 16 residential units.

There are a range of densities throughout the quarter section. Although the majority falls within the suggested range, there are areas that are above or below the suggested range.

While this particular application on its own exceeds the suggested range, it does not cause the entire quarter section to exceed the suggested density range. Nor would it restrict the development potential of the two remaining sites to develop to within the density range suggested by the ASP.

The application is more closely aligned with the direction of the MDP while respecting the intent of the Rocky Ridge ASP. Therefore, Administration is supportive of the proposed density.

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**TRANSPORTATION NETWORKS**

The proposed lots will be accessed by an extension of Rockyvale Green NW which currently terminates in a modified cul-de-sac design. This application will taper the current bulb down to the current local street standard. At the new, temporary, terminus of Rockyvale Green NW, one lot will need to be used to facilitate turning and emergency access until the adjacent property develops and completes the Rockyvale Green NW. It will not become a through street for vehicles. However, there will be four accesses for pedestrians and cyclists on Rockyvale Green NW.

The existing driveway for the single detached house (Rocky Ridge Lane NW) will provide a secondary access for emergency vehicles only, should the access from Rockyvale Green NW be blocked. An access easement currently exists to protect this emergency access.

**UTILITIES & SERVICING**

There are no utility or servicing issues created as a result of this application. Servicing will be provided from the existing portion of Rockyvale Green NW with a second water line coming from Rockywood Circle NW. A Phase 1 Environmental Site Assessment was accepted that did not identify any concerns with the site. A Biophysical Impact Assessment was also submitted which informed decisions about Environmental Reserve required to be dedicated.

**ENVIRONMENTAL ISSUES**

No environmental issues were identified in reviewing this application.

**ENVIRONMENTAL SUSTAINABILITY**

The provision of green space above the Municipal Reserve requirements is provided with this application. It assists in providing a larger natural buffer from development for the wetland just north of the site. It also provides a wider connection for wildlife to potentially move between two preserved wetlands.

**GROWTH MANAGEMENT**

No Growth Management issues exist to prevent this application from proceeding.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

The Rocky Ridge Royal Oak Community Association (RRROCA) has submitted a letter of objection to the proposed outline plan based on the proposed density. In response, the applicant increased the amount of voluntary municipal reserve (to increase the width a corridor connecting two preserved wetlands) and reduced the number of residential lots from 23 to 22.

The RRROCA also requested a pathway connection to the large green space west of the subject site, which has been provided.

**Citizen Comments**

Numerous Citizens in the area had concerns regarding the application. Most cited was the proposed increase in density above what was suggested by the ASP. The second concern centred around traffic safety during construction for existing residents. A petition signed by 23/26 of the property owners along Rockyvale Green was submitted. The concerns noted included:

- Allowing 22 residential lots instead of 16 if a strict interpretation of ASP Policy was made;
- Construction Traffic using Rockyvale Green NW that poses risks for children living in the area or using the nearby recreational fields;
- Dust or debris from construction activities;
- Concern about Rockyvale Green NW becoming a through street;
- Loss of Aspen Trees and disruption of wildlife (photos submitted of a cow moose and calf in the area); and
- the length of the cul-de-sac and associated issues with long cul-de-sacs.

It was also suggested that Instead of extending Rockyview Green NW, the applicant should construct a new cul-de-sac that would where Rockyview Green NW currently terminates and only allow pedestrian/cyclist connections through the end of each cul-de-sac.

In addition to the petition, 39 individual letters of opposition were received. Additional concerns from those letters included allowing secondary suites and loss of views.

In response to these concerns, Administration worked with the applicant to increase the width of the natural corridor connecting the two wetlands. It also increases the buffer for existing residents who back onto the proposed development site.



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**Public Meetings**

There was no public meeting held.

Administration did offer to meet with people who submitted comments on the original proposal. A meeting occurred on 2016 October 22 to provide information on the revised concept that reduced the number of lots from 23 to 22 and increased the amount of voluntary Municipal Reserve dedication. A three (3) hour discussion required follow-up on certain questions and this was completed by Administration in a 2016 November 12 email to those who had submitted letters regarding the application.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

On behalf of La Vita Land Inc., IBI Group is submitting a land use redesignation application for Lot 1, Block 6, Plan 8811565, municipally known as 5 Rocky Ridge Lane NW. The proposed application seeks to redesignate ±1.63 hectares (±4.03 ac) of land from S-FUD to R-C1s, S-SPR, and S-UN districts. The proposed land uses ensure a flexible, high quality residential development that meets the present and future site considerations. The intent is to redevelop the subject area to urban land use densities and to create neighbourhood that is consistent with the surrounding area.

The parcel is one of the few remaining acreages in Rocky Ridge. The developer plans to create about 22 R-C1s lots. The lots and homes will be representative of other residential developments in the area.

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APPENDIX II

LETTERS SUBMITTED



RRROCA  
ROCKY RIDGE ROYAL OAK  
COMMUNITY ASSOCIATION  
WWW.RRROCA.ORG

March 23, 2016

Planning, Development & Assessment #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5

Attention: Jordan Furness, File Manager

Reference: LOC2015-0151 La Vita Land  
Rocky Ridge 5 Rocky Ridge Lane NW

I have performed a site walk of the subject property and offer the following comments, revising my letter of March 10, 2016:

1. Density: The proponent claims in the Application Submission text that adjacent lands have been approved with a higher UPA than the 3.0 – 4.0 UPA required by the ASP. It is our opinion that the proposed 5.9 UPA is significantly higher than lands in the vicinity, especially given the secondary suites allowance, therefore RRROCA does not support the proposed 5.9 UPA. (no change to March 10 comment)
2. Rockyvale Green NW dead-ends, assuming this is for future development to the east? (you have confirmed this is the case, hence the shadow plan) There is an existing pathway along the back of the Rockcliff development as indicated on the proposed plan. It is understood that the proponent will tie a new pathway extension at the west end. (revised from March 10 comment)
3. Further to the above item, there should be an extension of the proposed pathway to the S-SPR playing fields to the west for future connection if the school is ever constructed. Pathway connection should extend up the slope to the back of the existing ball diamond. (no change from March 10)
4. MR (S-SPR) Dedication: We request clarification of this land use. Will Calgary Parks be maintaining this park as a typical MR? It is less than their minimum size requirement for an irrigated urban neighbourhood park. This area of the community has a deficit of active park amenities, such as children's play, therefore the proponent is encouraged to consider creative uses for the proposed park. (additional comment)
5. The ER boundary does not appear to meet the setbacks in the wetland preservation policy. We do not have the full BIA report, however Calgary Parks typically establishes a setback line which considers the essential vegetative zone around a wetland that needs to be preserved. In addition, the health of the wetland may be dependent on maintaining some overland drainage flows, such as lot run-off. Runoff should be filtered by a bioswale or other methods to remove pesticides and lawn fertilizers. (expanded comment)

Please accept these revised comments and responses to the application.

Sincerely,

Dave Spencer,  
Director of Planning and Development RRROCA

J. Furness

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The following letter was submitted with signatures from 23/26 properties on Rockyvale Green NW

Jordan Furness, File Manager  
Planning, Development and Assessment, IMC#8076

RE: Application for Land Use Amendment: LOC2015-0151  
Location: 5 Rocky Ridge Lane NW

We are writing to put forth our concerns and objection the referenced proposed Land Use Amendment. In reviewing the application we have numerous concerns including but not limited to: Property devaluation; inconvenience and safety concerns with the increased construction traffic; permanent increase of traffic due the near 100% increase in the number of residents accessing the new development and breaking or changing of the current Rocky Ridge Area Structure Plan (RRASP) in numerous cases.

In the Application Submission it states that the intent is to "redevelop the subject area to urban land use density and to create a neighborhood that is consistent with the surrounding area". In the RRASP that was initiated in 1991 and most recently amended in July 2008, a framework is provided for more detailed subdivision plans for new communities. As noted in the Area Structure Plan (ASP), all subsequent plans of subdivision and land use redesignations must conform to the ASP policies. In the RRASP, Section 3.2 Paragraph ©, the development of the NE ¼ of Section 20-25-2W5M concludes that the existing pattern of subdivision and natural amenities (e.g., views, topography) will *likely dictate estate development at densities of 7.4 to 9.9 UPA*. Section 3.2 Paragraph (h) notes that "applications for subdivision, land use redesignation, or development permits for individual properties will be processed by the City Administration, and will be evaluated in terms of both this area structure plan and short term impacts on neighbouring properties. Therefore, individual applications shall include a concept plan for adjacent properties, demonstrating how the application can be compatibly integrated". We see nothing in this plan that shows any mitigation efforts on neighboring properties. Furthermore, Section 3.2 paragraph (i) also encourages estate development to minimize impacts on other landowners in the ¼ section. Nothing in your application indicates this new area to be an estate development nor how short-term impacts on neighboring properties will be addressed – and thus we object to it.

Secondly, the application talks about the resulting density increasing to 14.6 UPH or 5.9 UPA. As mentioned in the application, the current RRASP calls for a density of 7.4 to 9.9 UPH (3.0 to 4.0 UPA). The application states, "The intent is to redevelop the subject area to land use densities and to create a neighborhood that is consistent with the surrounding area", however, it also is requesting to amend the RRASP to allow for such development – which seems to be in direct conflict with the initial reason put forth to allow for such redevelopment. If the application is requesting an increase in density allowance, the proposed development is not aligned with existing policy or the surrounding area. The current community living on Rockyvale Green is an estate development and such proposed density increase will also have long term effects on the valuation of the existing properties and also why we object to this application.

The application also tries to support a proposed amendment to the RRASP by stating its alignment with "Council's current direction of a minimum of 8.0 UPA in "new developments". The adjacent area is already developed and thus certainly can't be classified as a "new development" by any standards. This new development is directly adjacent to our existing community and as such should not have the 8.0 UPA density applied to it as may be applicable to a new community.

The houses in the adjacent area proposed for this new construction project have been settled for many years and certainly do not need construction traffic, inconvenience, noise and property devaluation that your project brings. In no way do we approve of access to the new area from Rockyvale Green and Rockyvale Drive. The existing residents of Rockyvale Green are composed of many young families with children which play in the cul-de-sac each day as there is

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Rockyvale Green via Rockyvale Drive also poses considerable risk to the numerous children that play on the recreational fields on either side of the drive. At times, there are hundreds of kids playing in the fields with both sides of the drive packed with cars which increase the chances for an accident due to reduced visibility and the increased level of construction traffic your project would require. We therefore object to this plan accessing the new development via Rockyvale Drive and Rockyvale Green.

Section 3.4.4 also states "*Every effort shall be made to protect the knob and kettle terrain, valued Aspen tree stands and other natural features that contribute to the unique character of the 1/4 Section.*" There are many Aspen trees that could potentially be threatened as a result of your proposed development and which is another reason the application should be rejected.

The proposed area is also home to a cow moose and one or more calves. It has been noted by some of the current residents that the cow and calves have been there for more than a few years and raises another concern about developing the subject area. In the Blue Pages where the Supporting Information To The Rocky Ridge Area Structure Plan is laid out, Section 6.4 states that the Calgary Planning Commission adopted the Policy For Environmentally Sensitive Areas ("ESA's") in 1979. The policy sets out a number of objectives and criteria which guide the City's planners in their preparation of area structure plans and other land use planning policy documents. It states in some cases, lands which meet the criteria for protection in their natural state due to environmental sensitivity will qualify for dedication as environmental reserve (ER), in accordance with Section 98 of the **Planning Act**. Such dedication shall be determined by the Calgary Planning Commission at the time of subdivision approval. Accordingly we want to ensure such policy is adhered to while taking into account the wildlife situation as noted above.

Finally it states "the 5.9 UPA proposed in this application will meet the requirements for the City, the community and the landowner". Perhaps this is in line with the expectations of the landowner as I'm sure the landowner will make significant profits as will La Vita Land Inc. However the community is not in support of the increased density (47.5% above the current RRASP), which is where the current standard has been set and remains in place for a reason.

Please see the attached supplementary document (Exhibit A) that notes additional concerns and suggestions on how to address them. Also attached is a picture of the cow moose and calve in the area of proposed development.

c.c. Alderman Ward Sutherland  
Alderman Joe Magliocca

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Exhibit A

Re: Application for Land Use Amendment: LOC2015-0151  
Location: 5 Rocky Ridge Lane, NW, Calgary, AB

Sir,

With regard to IBI Group submitting a land use redesignation application for Lot 1, Block 6, Plan 881 1565, municipally known as 5 Rocky Ridge Lane NW, Calgary.

We have a number of concerns about this planned development. We live proximate to this development and purchased our homes in the cul-de-sac for the peace and quiet. With this we also knew our home was priced well above the average and the municipal tax rate was high.

We know you have heard from some of our neighbours and we have discussed our joint concerns.

We are concerned about increasing density and object to any secondary suites being considered. Along with those secondary suites comes parking and traffic issues. With the adjacent parks there are often many children in the area and the traffic by the parks can be congested and potentially of high risk. We know our Alderman, Ward Sutherland has heard on concerns on this matter and are in agreement as is Ward 2 Alderman Joe Magliocca.

With some adjustments we feel a number of our concerns may be mitigated including:

- 1) Rockyvale Green as it is proposed has no turn around area at its termination along the eastern border of the development. We suggest instead the entrance to Rockyvale Green for this development be from the existing road, Rocky Ridge Lane to the east: and
- 2) We recommend the new component of Rockyvale Green instead end at the existing fence at the south edge of the development and that roadway have a turn around mirroring the one that already exists on the south side of the fence, i.e. the two turnarounds would be adjacent to one another. These two suggestions minimize the construction traffic and future traffic from the new homes and sustain traffic at its current volume near the existing parks. This would also eliminate Rockyvale Green from being used as a by-pass to the bus trap on Rock Lake Drive as a short cut between Rocky Ridge and the community of Royal Oak. Once construction was substantially completed, the wooden fence along the south border of the development should be replaced with similar black chain link fencing (as per current architectural standards) with a pass through gate or posts between the two areas for pedestrian passage and children on bicycles and to gain access to the green areas at the north end of the development. No

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vehicular traffic should pass through. Pedestrians all around would have access to the fields to the west and the natural areas to the north.

- 3) Following in the footsteps of Calgary's own Green Box planning guidelines where, "several design alternatives to the contemporary cul-de-sac can visually soften the streetscape by incorporating public space and green infrastructure elements into the design." and ASCTOO planning standards a cul-de-sac should service a maximum of 25 individual residences. Rockyvale Green cul-de-sac, as it exists today serves 26 residences. Our recommendation of a new access and cul-de-sac from Rocky Ridge Lane would serve approximately 21 residences. Another reason for the recommendation to change the access to Rocky Ridge Lane.
- 4) The two irregular lots to the north and east of the fence along the south border of the development should be converted to make space for the turn around area previously mentioned and those lands not utilized for this purpose used for park/ green space. (See the Greenbox note above)
- 5) Winds in this area are predominately from the west or north. The developer should therefore be required to utilize dust mitigation measures and should builders.
- 6) Given the number of residences to the south, east and north of the development, the developer and subsequent builders should be required to build during normal business hours and required to utilize sound mitigation measures.
- 7) The developer and future builders should be to high standards of garbage containment and clean up and this should be enforced.
- 8) Should the fence on the south edge of the border be removed and Rockyvale Green become a bypass for traffic between Rocky Ridge and Royal Oak a second bus trap must be installed to prevent this from coming to fruition.
- 9) Finally, architectural controls must be placed on the new homes to match the high level of those in the immediate area.



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APPENDIX III

OUTLINE PLAN

