

Road Closure Conditions

Planning

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. The closed road right-of-way is to be consolidated with the adjacent lands to the south.
4. Rehabilitate all portions of the MR lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
5. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
6. Compensation for dedication of reserves in excess of 10% is deemed to be \$10.00.

Utility Engineering

7. Execute an Indemnification Agreement (IA), or other suitable agreement to the satisfaction of the City of Calgary.

For further details, contact the Infrastructure Strategist, Development Commitments at 587-224-0054 OR mathew.lanz@calgary.ca.

8. The developer, at its expense, shall be required to enter into an agreement to:

a) Construct the MR within the plan area.

b) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

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9. At the time of development, the developer shall make satisfactory repayment arrangements with the City of Calgary for:

- a. Part cost of the existing underground public utilities and surface improvements in 50 AV SW and along the south boundary of the site.
- b. Part cost of the existing surface improvements in 8 ST SW (adjacent to the site).
- c. Part cost of the existing surface improvements in the northerly lane (adjacent to the site).
- d. Part cost of the existing underground utilities adjacent to the west boundary of the site.

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10. Servicing arrangements shall be to the satisfaction of the Manager Development Engineering.
11. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within utility rights-of-way and/or easements.
12. Coordinate accordingly with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel or the registration of an easement, or utility right of way for the protection of the utilities.

City records suggest that a public (150mm) water main, private Atco Gas, private Enmax and private Shaw utilities exist within the subject lands and/or plan area. A portion of the plan area contains an existing powerline right-of-way. Ensure that there is/will be adequate coordination with the right-of-way owner. Avoid any/all conflicts.

A 9m (minimum) utility right-of-way, 4.5m on each side of the centre line of the existing 150mm public water main is required. As described above, adequate protection of any/all other existing shallow / overhead utilities will be required, to the satisfaction of the affected utility owners.

Contact the Land Titles Officer, Real Estate and Development Services at 403-268-5863 for further details pertaining to the easement / utility right-of-way requirement (agreement / title registration) and/or associated MPL (Miscellaneous Plan) Circulation Process (circulation which confirms the easement / utility right-of-way location and design).