

### Conditions of Approval

1. A 6m wide access easement shall be registered along the southerly portion of the site to provide access to the abutting property to the south (the northerly 330' of the southerly 1320' of the SW ¼ Section 21-25-2-5), concurrent with registration of the final instrument, to the satisfaction of the Subdivision Authority.
2. A public access easement providing access from Royal Birch Point NW to the regional path north of the property shall be provided at the time of development permit and/or registration of any subdivision affecting lot layout within the R-C2 parcel.
3. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Slope Stability Report, prepared by Rangeland Conservation Service Ltd. (File No. 12-3377), dated October 2, 2018.
  - Deep Fills Report, prepared by Almor Testing Services Ltd. (File No. 042-03-12.18), dated October 16, 2018.
4. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
5. A dual watermain is required where the length of watermain is greater than 45 units from the secondary connection point.
6. 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](mailto:urban@calgary.ca).
7. 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](mailto:urban@calgary.ca).
8. The developer shall make satisfactory cost sharing arrangements with Marquis Communities Inc. for portion of the cost, less payment for oversize, on a per hectare basis, of the existing storm sewer located within the TUC/Crowchild Trail NW right-of-way.
9. The Developer shall make satisfactory cost sharing arrangements with 535820 Alberta Inc., in compliance with the Servicing and Financing Agreement between Carma Developers Ltd. and the City of Calgary, on a per hectare basis for the assessable area located within the Development Area for the 93 Street N.W. Sanitary Sewer Assessment Trunk installed and financed by Carma Developers Ltd.

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10. The Developer shall make satisfactory cost sharing arrangements with 535820 Alberta Inc., in compliance with the Servicing and Financing Agreement between Carma Developers Ltd. and the City of Calgary, on a flow percentage basis per hectare for the assessable area located within the Development Area for the 93 Street N.W. (North) Storm Sewer Assessment Trunk installed and financed by Carma Developers Ltd.
11. The Developer shall make satisfactory cost sharing arrangements with Intergulf-Cidex Development (IV) Corp. for a portion of the cost, on a per hectare basis, for the storm pond in (Lot 90 in Block 2) SW ¼ Section 21-25-02-5, that was constructed by Intergulf-Cidex under their Royal Oak, Phases 02 & 03 DA2002-0080 development agreement.
12. The developer shall make satisfactory cost sharing with Intergulf-Cidex Development (IV) Corp. for the underground infrastructure in Royal Birch Point NW which were installed under their Royal Oak, Phases 02 & 03 DA2002-0080 development agreement.
13. 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. This includes the construction of the emergency access route. The emergency access route must be constructed to a 6.0m wide standard capable of handling an 85,000 lb load to accommodate emergency vehicles.
  - b) 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.
  - c) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.
  - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - e) Construct/rehabilitate the disturbed ER within and surrounding the plan area, to the satisfaction of the Director, Parks.

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14. Royal Birch Pt NW, including the appropriate right of way, street lighting, surface and sub-surface elements shall be designed to current City standards. The cul-de-sac's radii and dimensions shall be finalised at the Tentative plan stage.
15. Costs associated with the re-construction and extension of Royal Birch PT NW shall be the responsibility of the Developer.
16. The developer shall submit detailed Landscaping Construction drawings for all reserve lands and pathways within and along boundaries of the plan area to Parks for review.

With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (following the City of Calgary Habitat Restoration Project Framework) including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.

17. The developer is responsible for constructing all Reserve lands and pathways within and along the boundaries of the plan area in accordance with the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
18. Prior to endorsement of the affected tentative plan, the developer shall submit Landscape Construction drawings for all Reserve lands and pathways within and along the boundaries of the plan area OR provide finalized concept plans to Parks' review and approval.

Open Space Concept Plans shall follow the submission requirements outlined in Parks' Development Guidelines and Standard Specifications: Landscape Construction (Current Version), Chapter 2: General Guidelines, Section 2.1 Concept plan Requirements.

19. 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 the Municipal Reserve and Environmental Reserve lands to Parks satisfaction. A plan illustrating the surveyed boundaries must be provided to Parks in advance of the onsite meeting.
20. Prior to endorsement of the first tentative plan OR stripping and grading permit (whichever comes first), protection fencing must be installed along the identified Environmental Reserve boundaries. Arrange for a site meeting with Parks Development Inspector to determine the location for the fencing. The protection fencing shall be maintained along the boundary of the Environmental Reserve until construction activity of the subject site has been completed. Contact the Parks Development Inspector at 403-268-1358.

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If protection fencing has already been installed around the boundaries of the Environmental Reserve lands as part of past work conducted on the subject site, the existing fencing must be inspected again by Parks Development Inspectors to confirm the location and conditions of the fencing, to Parks satisfaction.

21. Prior to endorsement of the first tentative plan, an onsite meeting shall be arranged with Parks to determine and stake the alignment of the Regional Pathway within and along boundaries of the established scope of the Outline Plan. No existing trees or environmental site features shall be disturbed in anyway prior to this onsite meeting and approval of the corresponding Landscape Construction Drawings. Contact the Parks Generalist at 403-268-8074 for more information.
22. Prior to approval of the first tentative plan, the developer shall confirm fencing requirements adjacent to Environmental Reserve lands to the satisfaction of Parks. A minimum 1.2 m high chain link fence or Parks approved upgrade (preferred), shall remain on the property line along all shared boundaries with adjacent Environmental Reserve lands, unless advised otherwise by Parks. Fencing and all related components shall be installed completely within private property.
23. Prior to approval of the first 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 Reserve lands (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks. Cross sections and/or grading plans shall be provided.
24. Prior to approval of the first tentative plan, all proposed disturbance within the Environmental Reserve lands, including that for roadways, utilities, and storm water management infrastructure, must be identified and approved by Parks.
25. Private property abutting all Environmental Reserve lands shall have a minimum 300mm depth of development topsoil applied.
26. The developer, at their sole expense, shall 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 setback requirements, to the satisfaction of Parks.
27. The width, surfacing, and alignment of all pathways within Reserve lands, shall be finalized at Landscape Construction Drawing stage, to the satisfaction of Parks.
28. All impacts to pathways including regional pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines.

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Coordinate with Duane Sutherland (Parks Pathways Lead – duane.sutherland@calgary.ca or 403. 537-7504) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.

29. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems.

Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control: <http://www.calgary.ca/UEP/Water/Documents/Water-Documents/escguidelines2001-02-12.pdf>

30. All proposed site fencing adjacent to or abutting Reserve lands, including footings and other components, shall be installed completely within private property.
31. Drainage from the development site onto the adjacent Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
32. Construction access through Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
33. Stockpiling or dumping of construction materials is not permitted Environmental Reserve lands, unless otherwise approved by Parks.
34. Retaining walls within Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
35. Backsloping into Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
36. Any damage to public parks, pathways, boulevards or trees resulting from development activity, construction staging, materials storage, or construction access will require restoration at the developer's expense. All landscape rehabilitation on the Parks 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. Contact the Development Inspector at 403-268-1358 for an inspection.
37. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands 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.

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38. Only native planting species shall be used within this development site given the proximity to Environmental Reserve.
39. Planting species listed on the Alberta Invasive Species Council List are not permitted.
40. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering.
41. Plant all public trees in compliance with the approved Public Landscaping Plan.
42. Any tree planting in the City of Calgary boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
43. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks.
44. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.