

Conditions of Approval

1. 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 ML8520), dated May 4, 2018.
2. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
3. Prior to endorsement of any Tentative Plan or the release of a Development Permit, the developer must execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
4. Make satisfactory cost sharing arrangements with Saddlecrest Lands Inc. for part cost of the storm pond constructed in Lot 2PUL in Block 4 that was constructed by Saddlecrest Lands Inc. under Development Agreement Saddle Ridge, Phase 01 DA2002-0084.
5. Make satisfactory cost sharing arrangements with 1654620 Alberta Ltd. for part cost of the existing underground utilities and surface improvement installed/constructed in 89 Avenue NE that was paid for and/or constructed by 1654620 Alberta Ltd. under the Development Agreement Saddle Ridge, Phase 01, DA2018-0055.
6. 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.
7. 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 roadway within the boundary of the plan area.
 - c) Construct the lane on the west boundary of the plan area.
 - d) 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.
 - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
8. In conjunction with the initial tentative plan application for the area, 89 Avenue NE shall be constructed from Saddlecrest Boulevard NE to Saddlecrest Grove NE.
9. Saddlecrest Grove to be constructed to the 9m pavement width (16.0m/9.0m) residential street standard.
10. Prior to the approval of the affected tentative plan, confirm that ROW at all intersections align with the existing or approved ROW to the north of the subject property across 89 Avenue NE (except where a median prevents left turns).

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11. No direct vehicular access shall be permitted to or from 89 Avenue NE. Vehicular access shall be provided via rear lanes. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument at the affected Tentative Plan stage.
12. For R-Gm residential lots, no direct vehicular access shall be permitted to or from Saddlecrest Grove NE. Vehicular access shall be provided via rear lanes. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument at the affected Tentative Plan stage.
13. Lane access to 89 Avenue NE will be restricted to right-in/right-out movements only.
14. Prior to approval of construction drawings, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).
15. 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 access route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
16. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Director, Transportation Planning. At- grade mid-block crossings will not be permitted.
17. 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 the Director, Parks.