

Conditions of Approval

The following Conditions of Approval shall apply:

Planning:

Road Closure

1. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense to the appropriate standards.
2. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
3. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
4. The closed road right-of-way is to be consolidated with the adjacent lands.
5. Concurrent with registration of the final instrument for the newly consolidated lands, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for Nose Hill Drive/Haskayne Drive from the east boundary of the Outline Plan area through the intersection with Rowdale Road NW, inclusive, for the purpose of ensuring legal access is maintained through the City of Calgary to adjacent lands.
6. Concurrent with registration of the final instrument for the newly consolidated lands, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for Rowdale Road NW from Haskayne Drive to Blazer Estates Ridge, inclusive, for the purpose of ensuring legal access is maintained through the City of Calgary to adjacent lands.

Outline Plan Conditions

7. With each tentative plan, the Developer shall submit a density phasing plan showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Haskayne Area Structure Plan and the Municipal Development Plan.

The density phasing plan shall include a breakdown of the type of units anticipated within each land use district. If the number of units exceed the maximum number of units on the attached Outline Plan a revised Transportation Impact Assessment and/or staged master drainage plan may be required at the discretion of CPAG.

8. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses where applicable, shall be executed and registered against the titles **concurrently with the registration of the final instrument.**
9. Prior to tentative plan approval, the proposed community name and street names shall be approved by City Council.

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10. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of Enmax.
11. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
12. If the total area for Roads and PUL dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
13. If a Residents Association is formed, it shall be comprised of all residents in the outline plan area and all impacted titles within the outline plan area shall have a restrictive covenant registered on title identifying the financial and maintenance responsibility of said parcels to the Residents Association, all to the satisfaction of the Subdivision Authority and the Director, Parks.

Development Engineering:

14. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
15. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Deep Fills Report, prepared by McIntosh-Lalani (File No. ML5691), dated February 14, 2017.
 - Slope Stability Report, prepared by McIntosh-Lalani (File No. ML5691), dated September 3, 2018.
 - Geotechnical Report, prepared by McIntosh-Lalani (File No ML5691), dated August 2012.
16. A Geotechnical Restrictive Covenant is to be registered by way of Caveat on all affected title(s) as specified within the Slope Stability Report and Deep Fills Report at time of subdivision.
17. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
18. **Prior to Endorsement of an affected tentative plan**, the Applicant shall provide a copy of the Reclamation Certificate issued by Alberta Environment and Parks for the area. All submitted document(s) will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

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19. **Prior to Approval of an affected tentative plan or Stripping and Grading Development Permit**, whichever comes first, the Applicant shall submit Remedial Action Plan(s) and/or Risk Management Plan(s) that address the issues identified in the following report: "Summary of Historical Environmental Reports – Proposed Bearspaw Residential Development, Calgary, Alberta" by Stantec, dated June 9, 2016. All submitted report(s) shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).
20. **Prior to Endorsement of any affected tentative plan**, the Applicant will provide confirmation that the actions identified in the area's Remedial Action Plan(s) and/or Risk Management Plan(s) have been successfully completed. All submitted report(s) shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).
21. **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.
22. 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.
23. 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 Nose Hill Drive NW which is along the northeast boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within Bearspaw Dam Rd NW which is along the south boundary of the plan area.
 - d) 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.
 - e) Construct the MSR/MR within the plan area.

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- f) 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.
 - f) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
24. **Prior to approval of any tentative plan**, an updated Staged Master Drainage Plan (SMDP) shall be approved to the satisfaction of the Manager, Infrastructure Planning.
25. **Prior to approval of any tentative plan**, an updated Sanitary Servicing Study (SSS) shall be approved to the satisfaction of the Manager, Infrastructure Planning.

Transportation:

26. Prior to endorsement of the initial tentative plan (unless provided through earlier road closure process), the Developer shall register or facilitate the registration of a road plan to the satisfaction of the Director, Transportation Planning, for Nose Hill Drive from Tuscany Hill to the east boundary of the Outline Plan, inclusive.
27. Prior to endorsement of the initial tentative plan (unless provided through earlier road closure process), the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for Nose Hill Drive/Haskayne Drive from the east boundary of the Outline Plan area through the intersection with Rowdale Road, inclusive.
28. In conjunction with the initial tentative plan (unless provided through earlier road closure process), the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for Rowdale Road from Haskayne Drive to Blazer Estates Ridge/Rowden Road, inclusive.
29. In conjunction with the initial tentative plan, the Developer shall register or facilitate the registration of a road plan to the satisfaction of the Director, Transportation Planning, for Bearspaw Dam Road from the 12 Mile Coulee Road ROW to the east boundary of the Outline Plan, inclusive.
30. In conjunction with the initial tentative plan, the Developer shall construct two lanes along Nose Hill Drive, plus an extension of the existing pathway in the north boulevard, from Tuscany Hill to the east boundary of the Outline Plan, inclusive.
- Nose Hill Drive and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, and boundary cost recoveries.
31. In conjunction with the applicable tentative plan through which Development in the area (inclusive of Rowan Park and Neighbourhood 4 of the Haskayne ASP) exceeds 600 units, the Developer shall construct the remaining two lanes along Nose Hill Drive, from Tuscany Hill to the east boundary of the Outline Plan, inclusive.

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Nose Hill Drive and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, and boundary cost recoveries.

Note: the 600-unit threshold for roadway improvements corresponds with the established standard for provision of emergency access for the community.

32. In conjunction with the applicable tentative plan through which Development in the area (inclusive of Rowan Park and Neighbourhood 4 of the Haskayne ASP) exceeds 600 units, the Developer shall upgrade Bears paw Dam Road from 87 Street NW to the east boundary of the Outline Plan, inclusive.

Upgrades include re-paving of the roadway to accommodate the required loading, and implementation of lighting and pedestrian facilities.

Bears paw Dam Road and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, and boundary cost recoveries.

Note: the 600-unit threshold for roadway improvements corresponds with the established standard for provision of emergency access for the community.

33. In conjunction with the first applicable tentative plan through which any of the following roads are designated: Rowdale Hill, Rowdale Place, Rowdale Court; the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning, for Haskayne Drive from Rowdale Road to the west boundary of the Outline Plan, inclusive.
34. In conjunction with the first applicable tentative plan through which any of the following roads are designated: Rowdale Hill, Rowdale Place, Rowdale Court; the Developer shall construct Haskayne Drive from Rowdale Road to the west boundary of the Outline Plan, inclusive.
35. In conjunction with the initial tentative plan, the developer shall coordinate with the relevant stakeholders, including but not limited to Rocky View County, Alberta Transportation, the City of Calgary, and adjacent land-owners in the County and City (including Haskayne ASP Neighbourhood 4) regarding the improvements in the City and Rocky View County that may be required for 113 Street, 80 Avenue (RVC), and 12 Mile Coulee Road, and including intersection upgrades at 12 Mile Coulee Road/Crowchild Trail, in accordance with the applicable policies and technical studies.
36. In conjunction with the initial tentative plan, detailed engineering drawings, turning templates, and fastest path analysis shall be submitted and approved to the satisfaction of the Director, Transportation Planning for the roundabout intersection located at Nose Hill Drive/Haskayne Drive.

The roundabout is to be designed to the following standard:

- Nose Hill Drive – two entry (through+through/right) and two exit lanes
- Haskayne Drive – one entry (left/right) and one exit lane
- Rowan Boulevard – two entry (left/through+through) and two exit lanes

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Construction drawing review may require changes to proposed right-of-way and/or localized restriction to parking to meet the approved design.

37. In conjunction with the applicable tentative plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
- where regional pathways or multi-use pathways intersect with the street;
 - at mid-block crossings; and
 - at intersections or pedestrian crossings adjacent to Joint Use sites (identify specific locations here).

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative plan applications.

38. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements:** 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).

39. In conjunction with each tentative plan application, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active mode and vehicle routing through the community ensuring two points of public access around the tentative plan boundary.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area can be provided when funds become available, while the two points of access to the community ensures residents will have routes into and out of the community, in the event of emergencies or road closures, and to ensure availability of capacity at the community access points.

40. In conjunction with the applicable tentative plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.

41. For R-G, R-Gm, and M-G residential lots, no direct vehicular access shall be permitted to or from collector or higher classification roadways, with the following exceptions:
- Rowdale Road (north of Haskayne Drive);
 - Rowich Rise (between Haskayne Drive and Rowich Way)
 - Rowan Drive (between Rowmont Manor and Rowmont Grove)
 - Rowmont Grove (between Rowan Drive & Rowan Boulevard)
 - Rowan Way (between Rowan Blvd & Royston Grove), for lots where no public lane exists.

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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 **to that effect at the Tentative plan stage.**

42. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
43. Sidewalks along the school site frontages shall be designed and constructed as monowalks, with a minimum width of 2.0 meters.
44. In conjunction with the applicable tentative plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
45. In conjunction with the applicable tentative plan, detailed engineering drawings, turning templates, and fastest path analysis shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
46. In conjunction with the applicable tentative plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
47. In conjunction with the applicable Tentative plan or Development Permit, access to multi-residential and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
48. 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 route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.
49. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
50. In conjunction with the applicable Tentative plan or Development Permit, all community entrance features must be located outside the public right-of-way.

Parks:

51. **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 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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52. Disturbance of Environmental Reserve lands is not permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-8074.
53. 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.
54. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be identified and approved by Parks **prior to decision of the stripping and grading permit.**
55. 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.
56. The developer shall submit detailed Landscaping Construction drawings for all reserve lands within the Outline Plan area to Parks for review.
57. Utility servicing is not permitted within reserve lands, unless otherwise authorized by Parks.
58. Any development activity, grading, or storm water infrastructure that results in permanent disturbance to Environmental Reserve lands is not permitted, unless otherwise approved by Parks.
59. Drainage from the development site into Reserve lands is not permitted, unless otherwise authorized by Parks.
60. All proposed site fencing adjacent to or abutting Reserve lands, including footings and other components, shall be installed completely within private property.
61. Construction access through Reserve lands is not permitted, unless otherwise authorized by Parks.
62. Stockpiling or dumping of construction materials on Reserve lands is not permitted, unless otherwise authorized by Parks.
63. Retaining walls placed within Reserve lands is not permitted, unless otherwise authorized by Parks.
64. Site grading of the development site shall match the grades of adjacent Environmental Reserve lands with all grading confined to private property, unless otherwise authorized by Parks.
65. Backsloping from the development site into Reserve lands is not permitted, unless otherwise authorized by Parks.

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66. The developer shall submit construction drawings for tree plantings within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.
67. The developer shall submit detailed engineering and landscaping drawings for the proposed stormpond to both Water Resources and Parks for review.
68. The developer is responsible for constructing all Municipal Reserve parcels within the boundaries of the plan area in accordance with the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
69. For pathways proposed within municipal reserve lands, the width, surfacing, and alignment shall be finalized at Landscape Construction Drawing stage.
70. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
71. Plant all public trees in compliance with the approved Public Landscaping Plan.
72. **Prior to the approval of the affected tentative plan**, finalized concept plans **OR** Landscape Construction drawings for all open space lands including Municipal Reserve, Environmental Reserves, Municipal and School Reserve parcels shall be submitted for Parks' review and approval.
73. **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 parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
74. **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 environmental reserve lands for Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
75. A wetland identified within the Outline Plan area is 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 provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s); and

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76. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide a copy of the *Water Act* approval from Alberta Environment to The City of Calgary Parks department.
77. 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.
78. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
79. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), the Biophysical Impact Assessment (BIA) shall be approved to the satisfaction of Parks.
80. All mitigation measures and recommendations from the approved Biophysical Inventory Assessment (BIA) shall be adhered to throughout the entire duration of the development activity.
81. **Prior to the approval of the affected tentative plan**, the extent of backsloping required for road construction and servicing within Environmental Reserve lands shall be identified and approved by Parks. At the discretion of Parks, the developer may be required 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 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.
82. **Prior to any disturbance or construction activity within the Outline Plan area**, 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 (April 15 to August 20). 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.