

## Conditions of Approval

The following Conditions of Approval shall apply:

### Planning:

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.

### Development Engineering:

4. 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 7903), dated September 7, 2016*
  - *Deep Fills Report, prepared by McIntosh Lalani (File No 7903), dated June 21, 2018.*
  - *Slope Stability Review & Analysis, prepared by McIntosh Lalani (File No 7903), dated June 20, 2018.*
5. Servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning, Water Resources.
6. Register on all affected titles, an easement for the proposed underground utilities (storm manhole in site 4) within the subject site **concurrent with the registration of the final instrument**. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, **prior to the endorsement of the final linen**. Contact the Development Approvals Technologist, Water Resources at 268-3499 for more information regarding the width and alignment of the required easement.

**Note:** *This easement is required to enable the City to access the proposed storm manhole within the private multi-residential site. This manhole has been requested by operations to maintain the public portion of the storm line which drains into the proposed storm pond.*
7. 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).
8. 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).

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9. Make satisfactory cost sharing arrangements with Watergrove Development Ltd. for part cost of the existing sanitary sewer, storm sewer and water main installed in Arbour Lake Road NW that was paid for and constructed by Watergrove Development Ltd. through their Arbour Lake, Phase 1 (1994-054).
10. Make satisfactory cost sharing arrangements with Melcor Development Ltd. for part cost of the existing surface improvements, sanitary sewer, storm sewer and water main installed in Arbour Lake Road NW that was paid for and constructed by Melcor Development Ltd. through their Arbour Lake, Phase 20 (2001-027).
11. Make repayment arrangements with the City of Calgary for part cost of the surface improvement in Arbour Lake Road NW adjacent to the site, which was constructed by Watergrove Development Ltd. through their Arbour Lake, Phase 1 (1994-054) subdivision.

Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca).

12. Make repayment arrangements with the City of Calgary for part cost of the existing Storm Pond 172WPR which was installed by the City of Calgary.

Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email [urban@calgary.ca](mailto:urban@calgary.ca)

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 off-site sanitary sewers, storm sewers and water mains and construct the off-site 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 off-site improvements.
- b) Construct the on-site and off-site 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 and/or 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.
- d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

### Transportation:

14. In conjunction with the applicable Tentative Plan(s) construction drawings shall be submitted:
  - For the intersection of Arbour Lake Rise and Arbour Lake Road NW. A custom 30m long southbound to eastbound left-turn bay will be required at this intersection.

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- For the proposed storm pond and maintenance access for the oil and grit separator. All manoeuvring into and out of the storm pond maintenance access area shall take place on-site (i.e. backing into or out of the maintenance access onto Arbour Lake Road NW will not be permitted).
- To provide cross sections through the storm pond and through Arbour Lake Road NW at the critical locations (retaining walls to support the storm pond will not be accepted).

**Prior to approval of the Tentative Plan**, the construction drawings and associated right-of-way to accommodate the infrastructure improvements will be to the satisfaction of Transportation. The intersection road right-of-way and storm pond PUL layout shall be adjusted as determined through the review of the construction drawings.

15. In conjunction with the applicable Tentative Plan, the developer shall provide payment for a Pedestrian Rapid Flashing Beacon (PRFB) at the intersection of Arbour Lake Road and Arbour Lake Rise NW. Note that the Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of the PRFB 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.
16. In conjunction with the initial Tentative Plan, the developer shall construct the pathway connection to Arbour Lake Road NW within Lot 66(PUL), Block 30.
17. In conjunction with the applicable Tentative Plan, the Developer shall provide a 3.0m wide Public Access Easement and Agreement for the benefit of the City of Calgary over the 2.00 ha M-H1 site (MF Site 5) to accommodate the pathway connection between Arbour Lake Hill NW and the regional pathway in Lot 66(PUL), Block 30. The agreement and registerable access easement right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 3.0m wide public access easement over the 2.00 ha M-H1 site shall be executed and register on title.
18. In conjunction with the applicable Tentative Plan, the Developer shall provide a 3.0m wide Public Access Easement and Agreement for the benefit of the City of Calgary over the 1.09 ha M-G site to accommodate the pathway connection to Arbour Lake Road NW. The agreement and registerable access easement right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 3.0m wide public access easement over the 1.09 ha M-G site shall be executed and register on title.
19. In conjunction with the applicable Tentative Plan, the Developer shall provide a 10.0m wide access easement and agreement over the 0.93 ha M-H1 site to accommodate access to Arbour Lake View NW for the benefit of the 1.70ha M-G site. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 10.0m wide access easement over the over the 0.93 ha M-H1 site shall be executed and register on title.

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20. In conjunction with the applicable Tentative Plan, the Developer shall provide a 10.0m wide X 15.0m long mutual access easement and agreement between the 0.45 ha M-H1 and 1.09 ha M-G sites to accommodate shared access to Arbour Lake View NW. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved 10.0m wide X 15.0m long mutual access easement and agreement between the 0.45 ha M-H1 and 1.09 ha M-G sites to accommodate shared access to Arbour Lake View NW shall be executed and register on title.
21. In conjunction with the applicable Tentative Plan, the Developer shall provide a blanket emergency access easement agreement over 1.09 ha M-G site for the benefit of the 0.45 ha M-H1 site. The agreement shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. **Concurrent with the registration of the final instrument**, the approved a blanket emergency access easement agreement over 1.09 ha M-G site for the benefit of the 0.45 ha M-H1 site shall be executed and register on title.
22. 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 zone(s).
23. No direct vehicular access is permitted to or from the inside of the curve on Arbour Lake Road at Arbour Meadows Close NW. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** prohibiting vehicular access to or from the inside of the curve between the curve tangents on the curve on Arbour Lake Road at Arbour Meadows Close NW.
24. Access to Arbour Lake Road south of Arbour Lake Rise NW is restricted to right turns in and out only. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** restricting vehicular access to right turns in and out only.
25. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Director, Transportation Planning.
26. In conjunction with the applicable Tentative Plan, curb extensions to be designed and constructed at the Developer's sole expense. Curb extensions are required at the following locations:
  - Arbour Lake View and Arbour Lake Road NW; and
  - Arbour Lake View and Arbour Lake Heights NW; and
  - Arbour Lake Rise and Arbour Lake Hill NW.

### Parks:

27. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.

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28. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
29. Pursuant of the *Wetlands Conservation Plan*, compensation for disturbed or removed wetlands is required. A Wetland Compensation Agreement with the Province is required prior to any disturbance or removal of wetlands.
30. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland and storm pond to both Water Resources and Parks for review.
31. Mitigation measures as outlined in the BIA must be applied and followed.
32. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan 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.
33. 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 approved by Calgary Parks **prior to stripping and grading**.
34. 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.
35. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
36. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an on-site meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
37. It will be the developer's responsibility to construct the MR sites, subject to the terms and conditions of a Standard Development Agreement.
38. No back-slopping from private lots onto adjacent Municipal Reserve (MR) lands will be permitted, unless otherwise approved by Parks.