



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

1. That construction of a *Recreation Corridor*, for a non-motorized, multi-use trail (Meadowlark Trail), may take place on the subject site in general accordance with the application and Supporting Information Report & Package for Trail Construction, as amended, prepared by *B&A Planning Group*, dated December 22, 2020 (Project # Meadowlark Trail: Development Permit) and includes:
 - i. Multi-use Trail;
 - ii. *Trail Infrastructure*;
 - iii. *Signs* and Traffic Safety Measures; and
 - iv. Site Grading & Landscaping;

Prior to Release:

2. That prior to the release of this permit, the Applicant/Alberta TrailNet Society (Owner) shall submit a Construction Management Plan addressing noise mitigation measures, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details, in accordance with County Servicing Standards.
3. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations:
 - i. with haul details for materials and equipment needed during construction/site development to confirm if a Road Use Agreement will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions; and
 - ii. Submission of a new Road approach application(s) with County Road Operations
 - a. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Prior to Trail Occupancy:

4. That prior to Trail Occupancy/public use, the Applicant/Owner/Meadowlark Trail Society (Society) shall submit written documentation, to ensure that all trail infrastructure and signs have been installed, in accordance with the approved drawings/plans and to the satisfaction of the County. Trail infrastructure includes all grading, landscaping, screening, protective CN cages, trail crossing requirements and all signage.
 - i. That the County shall complete a site inspection of the completed trail, if deemed required by the County.
5. That prior to Trail Occupancy/public use, the Applicant/Owner/Society shall submit written documentation (including as-built drawings), from a qualified professional, that the installed bridges at Rosebud River and Crossfield Creek and the culverts have been installed according to design and have obtained final acceptance of completion from a qualified professional.
6. That prior to Trail Occupancy/public use, the Applicant/Owner/Society shall submit written documentation that the proposed trailheads in the Town of Irricana and the Village of Beiseker have been approved in accordance with the requirements of Direct Control District 160.



Permanent:

7. That any plan, technical submission, or agreement submitted and approved as part of this application or part of PRDP20185144 shall be implemented and adhered to in perpetuity.
8. That the Society, in partnership with the Owner, shall report yearly, by written submission, to Rocky View County (County) on trail usage, maintenance, any complaints received, and how those complaints have been addressed.
9. That any temporary fencing installed onsite for the Bridge or culverts shall be removed upon trail construction completed.
10. That no *Vehicle, Motor; Vehicle, Motor Sport; and Vehicle, Recreational* shall not be permitted on the site/trail at any time, except for maintenance, enforcement, and emergency vehicle purposes.
11. That any trail lighting, ground mounted or pole lighting, shall be "dark sky" in nature, and shall be designed to conserve energy, reduce glare and reduce uplight. Any lighting elements shall include a full shield or cut-off fixtures. Any proposed lighting elements shall be submitted to the County for approval, prior to installation.
12. That the Recreational Corridor shall be developed with all landscaping (including the proposed CN Rail Overpass protective cages), garbage and waste receptacles, and signage elements (including trail signage, traffic signage, kilometer markers, trail crossing ROW signage) in accordance with the approved *Meadowlark Trail: Development Permit Supporting Information Report & Package for Trail Construction; (December 22, 2020)*.
13. That trail closure signs shall be placed on the trail when unsafe conditions are present (e.g. flooding).
14. That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the County.
15. That the Owner/Society shall be responsible for the maintenance and replacement of all trail signage, except for any signage located within the County's Road Right of Ways (ROW's), as the County shall be responsible for the maintenance and replacement of any trail signage located within the County ROW's.
16. That the Owner/Society shall be responsible for the daily operations, promotion, development implementation and maintenance of the trail.
17. That the Owner/Society shall be responsible for the ownership, maintenance and replacement of:
 - i. Trail Infrastructure, including the bridge crossings and culvert installations;
 - ii. All trail signage, except for any signage located within the County's Road Right of Ways (ROW's), as the County shall be responsible for the maintenance and replacement of any trail signage located within the County ROW's.
18. That all trail users shall park at the designated trailheads (once implemented), located in the Town of Irricana and the Village of Beiseker. There shall be no parking in the County ROW's, at the bridge infrastructures, or on adjacent private property at any time.
19. That if at any point new trailheads or parking areas are proposed within the County, a separate Development Permit shall be required prior to construction.
20. That there shall be no portable washroom facilities located along the trail. All washroom facilities shall be located at either trailhead location.



ROCKY VIEW COUNTY

21. That the Applicant/Owner shall construct the trail crossing approaches within the County ROW's in accordance with County Servicing Standards, Figure 400.25, to the satisfaction of the County.
 - i. That for any new installed or altered road approach (es), the Applicant/Owner shall contact the County's Road Operations Department, for approval/post inspection completion requirements.
22. That the Applicant/Owner/Society shall be responsible for all required payments of any County invoicing and/or inspections as per the Master Rates Bylaw, for the installation of the required road signage at the road crossings at Range Road 262 and Range Road 263.
23. That the Applicant/Owner/Society shall implement dust control measures, which shall be maintained on the site at all times, and shall take whatever means necessary to keep visible dust from blowing onto adjacent lands.
24. That the daily hours of use, for the trail, shall be limited between sunrise to sunset.
25. That no person shall ignite or allow a fire to burn on site at any time.
26. That no person shall camp or stay overnight on site at any time.
27. That any Pets must be leashed on the trail at all times.
28. That the Applicant/Owner shall provide compaction testing results prepared and provided by a qualified professional, to the satisfaction of the County, for any areas of the site where fill is greater than 1.20 m (3.93 ft.) in depth.
29. That no topsoil shall be removed from the subject sites.
30. That if any fill/materials are removed from or hauled to the subject site, it shall be hauled off/on in a covered truck/trailer to help prevent the blowing of dust/small rocks onto the road and impact to other incoming/passing vehicles.

Advisory:

31. That the two trailheads (one in Irricana, one in Beiseker) shall contain identification and information signage, a parking area(s), garbage receptacles and washroom facilities, in accordance with the County's Direct Control District 160 (DC 160), Section 4.2.1(b) and the guiding jurisdiction requirements.
32. That the two trail crossings (one at Township Road 274 [within the Town of Irricana] and one at Beacon Heights Road [within the Village of Beiseker]), shall include appropriate access controls, in accordance with DC 160, Section 4.2.1 (a) and in accordance with the guiding jurisdiction requirements.
33. That the trail shall conform to the County's Noise Bylaw (C-5773-2003) in perpetuity.
34. That the trail shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017], as per the submitted *Maintenance Schedule & Plan and Construction Management Plan*.
35. That during construction of the trail, all construction materials shall be maintained onsite, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
36. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner/Society.



ROCKY VIEW COUNTY

37. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 36 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
38. That if this Development Permit is not issued by **SEPTEMBER 30, 2021**, then this approval is null and void and the Development Permit shall not be issued.

Note: That the Applicant/Owner shall be responsible for all Alberta Environment approvals/ compensation as there may be wetlands on site that could be impacted by the proposed development.