



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

May 15, 2008

File No. LDA06-0254

UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton AB T5S 1G3

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 94 single detached residential lots, 3 medium density residential lots, 16 multiple family lots, and 2 public utility lots from the NW 3-54-24-4, located east of 82 Street and south of the Transportation/Utility Corridor;
CRYSTALLINA NERA

I The Subdivision by Plan is APPROVED on May 15, 2008 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., Telus Communications, and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner registers the P.U.L. as legal road right-of-way, as shown on the "Conditions of Approval Map", Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;

4. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner is responsible for the design, landscaping, and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Asset Management and Public Works Department, and the Transportation Department;
6. that the Engineering Drawings include the temporary turnarounds and construction of multi-use trails within the Transportation/Utility Corridor (TUC), and along 82 Street, as shown on the "Conditions of Approval Map", Enclosure I;
7. that the owner complete the design and construction of a suitable stage of the Crystallina Nera stormwater management facility, to the satisfaction of the Asset Management and Public Works Department – Drainage Services Branch;
8. that the owner install and commission real time control equipment at the outlet structure of the Crystallina Nera stormwater management facility to the satisfaction of the Asset Management and Public Works Department – Drainage Branch;
9. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
10. that the owner submit a driveway plan for the illustrated lots to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on Enclosure I;
11. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards as shown on "Conditions of Approval Map", Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
12. that the owner construct a 12 m radius gravelled temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on "Conditions of Approval Map", Enclosure I. This turnaround will be required at CCC;
13. that a buffer consisting of a 2.83 m high double board/no gap solid uniform screen fence (with a minimum density of 20 kg/m³) be constructed for noise attenuation and screening along the edge of the multi-family site located adjacent to the Transportation/Utility Corridor (TUC), as shown on the "Conditions of Approval Map", Enclosure 1; and
14. that the owner construct fences, multi-use trails, bollards, and sidewalks as shown on the "Conditions of Approval Map", Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat of +/- 8.56 ha was to be registered on title with the approval of SUB/04-0022. A portion of this Deferred Reserve Caveat (+/- 1.85 ha) shall be used for the dedication of the natural tree stand located in Crystallina Nera in Stage 2A of the neighbourhoods development. A new Deferred Reserve Caveat of +/- 6.71 ha (8.56 ha – 1.85 ha) shall be registered on the remaining titled area, at that time.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Mr. Shane Gerein at 496-6068 or write to:

**Mr. Shane Gerein, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/sg/Posse #062077900-003

Enclosure

