



Subdivision Authority

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

September 11, 2008

File No. LDA08-0144

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Shawn Bravender

Dear Mr. Bravender:

RE: Tentative Plan of Subdivision to create 186 single detached residential lots and 1 low-rise apartment lot from portions of the SE and SW 10-54-24-4, located east of 82 Street and south of the Transportation Utility Corridor; **CRYSTALLINA NERA**

I The Subdivision by Plan is APPROVED on September 11, 2008, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.411 ha by agreement and caveat to the remainder of SE and SW 10-54-24-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the approved subdivision within the Crystallina Nera Neighbourhood (File No. LDA06-0254) be registered prior to or concurrent with this application;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the 4 m and 3.5 m noise attenuation walls as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; and
7. 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 (2) contain, among other things, the following:

1. that the owner pay all costs identified in 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 Permanent Area Contributions and or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 submit 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;
6. that the owner complete the design and construction of a suitable stage of the Crystallina Nera stormwater management facility to service the proposed development area, to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;
7. that the owner construct 4 m, 3.5 m, and 2.8 m noise attenuation barriers along the Transportation Utility Corridor and 82 Street in accordance with the submitted noise study and to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map; Enclosure I. The noise attenuation barriers can be either solid screen wood fences or masonry noise walls with or without a berm;
8. that a 3 m granular multi-use trail be constructed within the Transportation Utility Corridor (TUC) as shown on the "Conditions of Approval" map, Enclosure I. Ministerial consent is required for all development within the TUC. The application for Ministerial Consent is the responsibility of the applicant;
9. that the owner provide a temporary alley connection as shown on the "Conditions of Approval" map, Enclosure I. The temporary connection will be required at FAC or earlier, to the satisfaction of the Transportation Department;
10. that the driveway access for the illustrated lots shown on the "Conditions of Approval" map, Enclosure I, must not encroach into any portion of the corner cut radius of the curve;
11. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting, and 1.8 m uniform fencing to be provided within residential property lines with the exception of the portion on noise barrier that will wrap around the walkway;
12. that the owner shall provide 20 m road right-of-way, and narrow the local road right-of-way to 17 m as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide 3-phase power to the RA7 site;
14. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 Community

Services, Transportation and Asset Management and Public Works Departments;
and

16. that the owner construct all fences and noise attenuation walls positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve of 1.826 ha is due from SE 10-54-24-4, and 1.585 ha is due from the SW 10-54-24-4. Reserve in the amount of 3.411 ha should be deferred to the remainder of the title area for the future assembly of the school/park site in the eastern portion of the Crystallina Nera neighbourhood.

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, Subdivision Officer
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



for

Peter Ohm
Subdivision Authority

PO/sg/Posse #076285789-001

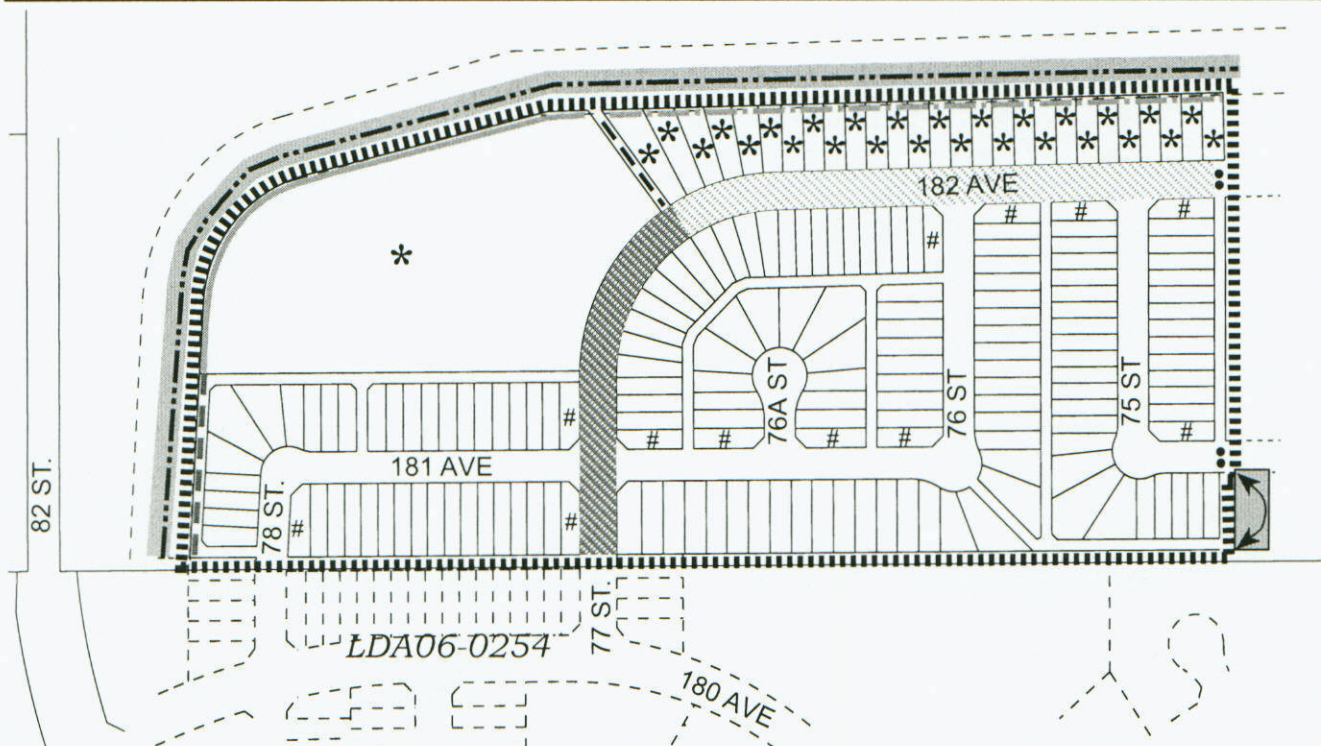
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2008

LDA08-0144

- | | | | |
|-------|---|-----|---|
| | Limit of proposed subdivision | --- | 1.5m Concrete sidewalk with lighting, bollards, 1.8m uniform screen fence to be registered as road right-of-way |
| ■ | Include in Engineering drawings | ↔ | Temporary alley connection |
| * | Restrictive covenant on lots backing onto the TUC | # | No driveway encroachment into corner radius |
| ---- | 4.0m Noise attenuation barrier | •• | Bollards |
| ---- | 3.5m Noise attenuation barrier | ▨ | Required right-of-way widening to 20m |
| ---- | 2.8m Noise attenuation barrier | ▩ | Local road right-of-way can be narrowed to 17m |
| ---- | 3.0m Granular multi-use trail | | |



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|-------|------------------------------|
| ■ | Titled area to be subdivided |
| | Subdivision area |

