



August 9, 2012

File No: LDA11-0321

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 128 single detached residential lots, 13 multiple family residential lots, two (2) Public Utility Lots, one (1) natural area parcel and one (1) Municipal Reserve parcel from Lot 1, Block 1, Plan 1123855, located east of 82 Street and north of 167 Avenue; **CRYSTALLINA NERA**

I The Subdivision by Plan is APPROVED on August 9, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.32 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 proposed Bylaw 16167 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
5. that the approved subdivision within the Crystallina Nera Neighbourhood (File No. LDA06-0254) be registered prior to or concurrent with this application;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services;
7. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the owner design and construct the ultimate or suitable interim stage of the Crystallina Nera Stormwater Management Facility and associated control structure to the satisfaction of Financial Services and Utilities;
8. that the owner construct a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and the direction of Transportation Services);
9. that the owner construct gravel temporary roadways, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the owner construct a 3 m hard-surface shared use path within the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I. The path must be constructed as per City of Edmonton Design and Construction Standards, including a dividing yellow centerline, "Shared Use" signage, bollards and landscaping;
11. that the owner construct a 3 m soft surface shared use path as per the Natural Area Management Plan for Crystallina Woodland, within the PUL north of the natural area parcel, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.5 m concrete sidewalk with bollards, and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 within residential property lines for all lots backing onto or flanking 82 Street, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, Transportation Services, and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 Transportation Services, Sustainable Development and Financial Services and Utilities.

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

A Deferred Reserve Caveat (DRC) in the amount of 8.62ha (2.77ha + 5.85ha) will be registered on title with the approval of LDA06-0254. The DRC shall be reduced by 1.32 ha to account for this subdivision's Municipal Reserve dedication and 7.3ha shall be carried forward on title.

The 3.5 ha natural area parcel will not be dedicated as Municipal Reserve. This area will be acquired by the City of Edmonton through a land exchange as per the Crystallina Nera Neighbourhood Structure Plan. The natural area parcel shall be provided at original grades with native topsoil in place. The site must be free of debris and free of any hazards, and in a condition suitable for its intended use to the satisfaction of Sustainable Development.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cy/Posse #112835589-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 9, 2012

LDA11-0321

