



August 29, 2013

File No. LDA12-0414

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

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative Plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multiple family residential lot and two (2) Municipal Reserve lots, from Lot 1, Block 1, Plan 112 3855, located south of 177 Avenue NW and east of 82 Street NW; **CRYSTALLINA NERA**

I The Subdivision by Plan is APPROVED on August 29, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.56 ha parcel and a 0.73 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 new 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the additional dedication of Crystallina Nera Drive as shown on the "Conditions of Approval" map, Enclosure I;
5. 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 the logical extension of services;
6. that the approved subdivision LDA11-0321 be registered prior to or concurrent with this application;
7. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the identified residential lots be withheld from registration as shown on the "Conditions of Approval" map, Enclosure I, until such time as the alley connection and temporary turnarounds are no longer required as deemed by the City of Edmonton; and
9. 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 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 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 engineering drawings include a 3m wide hard surface shared use path as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The shared use path must connect to the future greenway to the south and extend north through the natural area to tie into the shared use path that will be constructed with LDA11-0321;
8. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. These turnarounds will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
9. that the owner construct a 6m wide gravel temporary alley connection, with Stage 3 as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This temporary roadway will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
10. that the owner construct a 2m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the future school site as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards within private property for all lots backing onto or flanking 82 Street as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences, positioned wholly on privately owned land, and post and rail fence on Municipal Reserve Lots as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and

13. that the owner be 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 Transportation Services and Sustainable Development.

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

The 9.125 ha Deferred Reserve Caveat (DRC#072 5617 45) on title will be reduced with this subdivision and carried forward on title.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/lS/Posse # 130695688-001

Enclosure(s)

LDA 12-0414

- [illegible]