

**SUNDRE SUBDIVISION AUTHORITY
MONDAY, MAY 5th, 2008, IN THE TOWN OFFICE**

AGENDA

- (1) **Call to order:**
- (2) **Adoption of Agenda:**
- (3) **Adoption of Minutes:** Minutes of the April 14th, 2008 meeting.
- (4) **Subdivision Applications:**

(a) Subdivision Application No. SD08-03

Keith Kippen & Alberte Marcoux

Lot 1, Block C, Plan 20GW

as outlined on the map attached to the application.

FortisAlberta responded and had no objections.

Adjacent land owners Connie & Pat Anderson responded that they have no objection provided that no trees be killed or roots damaged in the process.

BSEI responded with the following points and recommends that the application not be approved until the items noted are addressed:

- 1. Confirmation of the 1:100 year elevation of the Bearberry Creek required to ensue adequate ER is provided to prevent any buildings from being located in the flood fringe area.
- 2. All footings to be above the 1:100 year flood elevation.
- 3. The 6.1 metre wide access will not facilitate water & sewer to be installed. A minimum 15 metre Right-of-Way is required to allow water and sewer mains to be installed in proper line assignments.
- 4. A turn around with proper radius is required.
- 5. A proper legal drawing prepared by a legal surveyor should be submitted to ensure boundary points tie and that lot dimensions and areas are correct.

There were no responses from any other agencies or adjacent landowners.

Standard conditions of approval recommended if approved:

- (1) That all culverts, accesses and other works authorized by Section 655(1)(b) of the Municipal Government Act, RSA 2000, Chapter M-26 be provided to both proposed and residual lots by, and at the sole expense of the landowners, to the satisfaction of the Town of Sundre.
- (2) Payment of all property taxes or satisfactory arrangements to be made for payment to the Town of Sundre.
- (3) Subdivision to be affected by plan of survey.

- (4) No Municipal Reserves are required to be dedicated.
- (5) All easements, if applicable, be provided to the satisfaction of the utility companies.
- (6) That the applicant enter into a Development Agreement with the Town of Sundre respecting road and access construction, servicing, storm water management and other development matters.

As well as any other conditions recommended by the Town Planners, Engineers or Subdivision Approving Authority to deal with issues arising from this subdivision.

(5) Adjournment: