

SUNDRE SUBDIVISION AUTHORITY
THURSDAY, OCTOBER 9th, 2008, 7:30 PM IN THE TOWN OFFICE

AGENDA

- (1) **Call to order:**
- (2) **Adoption of Agenda:**
- (3) **Adoption of Minutes:** Minutes of the May 5th, 2008 meeting.
- (4) **Subdivision Applications:**

(a) Subdivision Application No. SD08-04

1290569 Alberta Inc.
Aspen Estates Subdivision

A portion of SW 10-33-5-W5M and
Lots 1 to 6 inclusive, Block 18, Plan 9912954 and all of the lane adjacent
to the north boundaries of Lots 1 to 6 inclusive, Block 18, Plan 9912954

As outlined on the map attached to the application.

A plan detailing the subdivision of the entire parcel into 130 lots was originally presented and circulated. Upon the applicant hiring a project manager, they became aware of the taxation implications of subdividing the entire parcel and subsequently submitted a revised drawing for a Phase I subdivision that reduced the number of lots to 26 residential, 2 Environmental Reserve parcels, 1 Municipal Reserve parcel and 1 Public Utility Lot. The revised subdivision drawing was re-circulated to all parties.

Fortis Alberta responded and had no objections.

Chinook's Edge School Division No. 73 responded and had no objections.

Adjacent land owner Karen Rosehill responded with concerns over lot sizes, density and other matters in response to the first circulation. She wishes her original concerns to be carried forward even with the revised subdivision plan.

BSEI reviewed the revised subdivision plan and responded with several comments and requirements. One of the items has already been addressed in the revised drawings and others are looking for confirmation of information. The remainder will be addressed in the Development Agreement and design drawings.

Mountain View County responded with some suggested recreational and Municipal Reserve modifications. These modifications would not be in keeping with the concept plan that was circulated to Mountain View County earlier this year and adopted by Town Council.

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

The subdivision plan adheres to the Concept Plan that was adopted by Council at the March 31st, 2008 Council meeting.

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) Municipal Reserves in the amount of 1.095 ha (2.71 acres) to be dedicated (0.748 ha required and 0.347 ha credit towards future subdivision requirements of 1.564 ha).
- (5) Environmental Reserves in the amount of 1.22 ha (3.0 acres) to be dedicated.
- (6) All easements, if applicable, be provided to the satisfaction of the utility companies.
- (7) 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.
- (8) Payment of off-site levies in the amount of \$156,835.65 for 3.297 ha (8.147 acres) to the Town of Sundre as per By-law No. 866 (\$39,236.00 per hectare for waterworks and \$8,333.20 per hectare for wastewater treatment and disposal) and subject to the payment terms set forth in the Development Agreement.

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: