

**SUNDRE SUBDIVISION APPROVING AUTHORITY**  
**MONDAY, JUNE 22<sup>nd</sup>, 2009, 7:30 PM IN THE TOWN OFFICE**

**AGENDA**

- (1) **Call to order:**
- (2) **Adoption of Agenda:**
- (3) **Adoption of Minutes:** Minutes of the March 30<sup>th</sup>, 2009 meeting.
- (4) **Subdivision Applications:**

**(a) Subdivision Application No. SD09-01**

1290569 Alberta Inc.  
Aspen Developments Phase 1A

Remainder of SW 10-33-5-W5M

As outlined on the map attached to the application.

The applicant wishes to develop this subdivision in conjunction with the Phase 1 subdivision already approved (SD 08-04) on October 9<sup>th</sup>, 2008 and to include it in the Phase 1 Development Agreement (as yet unsigned).

Fortis Alberta responded and had no objections.

BSEI reviewed the revised subdivision plan and responded with several comments and requirements. Items 2, 5 & 6 are taken care of in the Development Agreement as these were dealt with in the Phase 1 Agreement. Item 3, the turnaround on 2<sup>nd</sup> St. is shown on the drawings and will be provided. Item 4, the temporary flushing hydrant will be dealt with in the D/A.

Adjacent land owner Karen Rosehill responded with concerns over lot sizes, trees, and other matters.

There were no responses from any other agencies or adjacent landowners. The subdivision plan adheres 100% to the Concept Plan that was adopted by Council at the March 31<sup>st</sup>, 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) No Municipal Reserves are to be dedicated in Phase 1A as this was dealt with in the Phase1 approval.
- (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.
- (7) Payment of off-site levies in the amount of \$35,534.19 for 0.747 ha (1.846 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.
- (8) A turnaround be built (at the Developers sole expense) at the north end of the lane located at the rear of Lots 2 to 14 of Block 13, Plan 9912954 as a result of the Developers choice not to continue the laneway northward.
- (9) The Developer pay for the costs of the Town preparing and advertising a Road Closure Bylaw to remove the cutoff on the north-east corner of Lot 14, Block 13, Plan 9912954 that will no longer be required for the lane. The Developer will also be responsible for the costs of creating title to the resulting parcel and consolidating that parcel with Lot 14.
- (10) The Developer pay for the removal of the gate located within the north fence of Lot 14, Block 13, Plan 9912954 and the restoration of the fence back to a continuous entity.

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:**