

**SUNDRE SUBDIVISION APPROVING AUTHORITY
MONDAY, MARCH 8th, 2010, 7:30 PM IN THE TOWN OFFICE**

AGENDA

- (1) **Call to order:**
- (2) **Adoption of Agenda:**
- (3) **Adoption of Minutes:** Minutes of the June 22nd, 2009 meeting.
- (4) **Subdivision Applications:**

(a) Subdivision Application No. SD10-01

Dennis & Lorayne Guenther

Lot 2, Block 3, Plan 0214333 (506 – 7th St. S.W.)

As outlined on the map attached to the application.

The applicant wishes to subdivide an additional lot on the west side of their existing lot.

Fortis Alberta responded and had no objections.

Alberta Transportation responded and had no objections.

Town of Sundre Director of Operations responded and recommends that the subdivision be denied on the grounds that there is no access for the installation of water and waste water services and would require a minimum 9 metre (30 feet) right-of-way.

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

The proposed subdivision does not fit into the concept plan for the area as with this concept, there is no future road to for access. This concept plan has not been approved by Council and was done up by BSEI to address the servicing and access need for the area keeping in mind the need for the proposed future roadways to give access & subdivision options to the long narrow lot west of the proposed subdivision area. As there are three different property owners that own all of the land surrounding the proposed subdivision, it is unlikely that they would be able to develop a co-operative outline plan. This entire area would benefit from the Town developing an Area Structure Plan for the area. With all this in mind, the Planning Department does not recommend approval of the subdivision.

If this application is approved, then the following standard and special conditions of approval are recommended to be applied:

- (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 as the land to be subdivided is less than 0.8 hectares (MGA section 663(c)).
- (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) The land shown as a temporary easement on the subdivision plan submitted be dedicated as roadway.

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: