

MINUTES OF THE MEETING OF THE SUNDRE SUBDIVISION APPROVING AUTHORITY, HELD MONDAY, JANUARY 22ND, 2007, IN THE TOWN OFFICE.

MEMBERS PRESENT:

Chairperson Paul Webb and members Gale Henderson White, Joe Henze, James Brosh, Ninette Savage-Howe and Roy Cummings.

Absent: Patricia Toone.

STAFF PRESENT: Development / Subdivision Officer John Whitesell.

OTHERS PRESENT: None.

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 8:20 P.M.

AGENDA:

Moved by Ninette Savage-Howe to adopt the regular agenda. **CARRIED.**

ADOPTION OF MINUTES:

Minutes of the October 23rd, 2006 meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the October 23rd, 2006 meeting as presented. **CARRIED.**

BUSINESS:

Subdivision Application No. SD 06-03

JOKO Convenience Store Ltd.
Block C, Plan 4229HW
containing 0.2954 hectares (0.73 acres) more or less:

As outlined on the map attached to the application

Subdivision Officer J. Whitesell reported that all adjacent landowners had been notified in writing.

The occupants of 507A Centre St. North were not in favour of the proposal on the grounds that the existing development has generated objectionable noise from loud people, cars and spinning tires at all hours of the day and night and that any future expansion would only increase the problem.

The owners of 422 Centre St. North had no objection to the proposal provided that measures are undertaken to ensure that the existing drainage from the west end of the subject property is maintained in its current state or enhanced.

Fortis Alberta responded to their notification and had no objections.

Land Titles Office responded and will accept a Plan of Survey for registration of the property.

There were no responses from any other agencies.

Moved by Ninette Savage-Howe that Subdivision Application No. SD 06-03 be approved subject to the following conditions:

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. 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.
6. All easements, if applicable, be provided to the satisfaction of the utility companies. Written confirmation from the utility companies is required prior to endorsement of the plan.

The reasons for this decision are as follows:

1. The proposed subdivision complies with the Municipal Development Plan and the Land Use By-Law.
2. The land is suitable for the intended use.
3. There were no valid objections from adjacent landowners.
4. The drainage concern can be dealt with in the Development Agreement.

CARRIED.

ADJOURNMENT:

The meeting was adjourned on a motion by Roy Cummings at 8:26 P.M. **CARRIED.**