

MINUTES OF THE MEETING OF THE SUNDRE SUBDIVISION APPROVING AUTHORITY, HELD MONDAY, MAY 7th, 2007, IN THE TOWN OFFICE.

MEMBERS PRESENT:

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

Absent: Joe Henze and Patricia Toone

STAFF PRESENT: Development / Subdivision Officer John Whitesell.

OTHERS PRESENT: Morris Fisher and Susan Hallborg.

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 7:56 P.M.

AGENDA:

Moved by Jim Brosh to adopt the regular agenda. **CARRIED.**

ADOPTION OF MINUTES:

Minutes of the March 5th, 2007 meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the March 5th, 2007 meeting as presented. **CARRIED.**

BUSINESS:

Subdivision Application No. SD 07-02

Span West Ventures Ltd.
Block 1, Plan 9510498 (203 Centre St. North)

As outlined on the map attached to the application

Subdivision Officer J. Whitesell reported that all adjacent landowners had been notified in writing and that there were no responses from them.

BSEI Municipal Consulting Engineers (representing the Town of Sundre) responded to the application with the following comments:

1. A stormwater management plan to restrict overland flows to pre-development rates will be required.

2. Should water and wastewater services need to be provided for the site, the services will need to be provided off of Centre Street. Services cannot be provided from the existing building to the west of the proposed site. Due to the length to get from Centre St. to the site, mains may be required to the site boundary as maximum service lengths are 30 m without a clean-out.
3. A proper driveway entrance with a suitable width must be provided for. Lane access should not be permitted.
4. The site must not be accessed by the lane. A proper access and access right of way will be required.

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.

Moved by Ninette Savage-Howe that Subdivision Application No. SD 07-01 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 enters into a Development Agreement with the Town of Sundre respecting road and access construction and servicing if required.
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.
7. A stormwater management plan to restrict overland flows to pre-development rates to be submitted and approved by the Town's Engineers.
8. All water and wastewater services for the two lots being created shall be provided off of Centre Street. Services cannot be provided from the existing

building. Due to the length to get from Centre St. to the site, mains may be required to the site boundary as maximum service lengths are 30 m without a clean-out.

CARRIED.

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 objections from adjacent landowners.
4. Lane access to the rear property is reasonable in this case especially since the applicant is dedicating an extra 3.66 m to the existing laneway to facilitate this access.

ADJOURNMENT:

The meeting was adjourned on a motion by Gale Henderson White at 8:10 P.M.

CARRIED.