

MINUTES OF THE MEETING OF THE SUNDRE SUBDIVISION APPROVING AUTHORITY, HELD MONDAY, MAY 5TH, 2008, IN THE TOWN OFFICE.

MEMBERS PRESENT:

Chairperson Paul Webb and members Roy Cummings, Patricia Toone, Ninette Savage-Howe, Joe Henze, Annette Clews and Bob McIntyre.

STAFF PRESENT:

Subdivision Officer John Whitesell and Assistant Development Officer Tracy Evans.

OTHERS PRESENT: Keith Kippen

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 7:26 P.M.

AGENDA:

Moved by Joe Henze to adopt the agenda. **CARRIED.**

ADOPTION OF MINUTES:

Minutes of the April 14th, 2008 meeting were presented for adoption.

Moved by Bob McIntyre to adopt the minutes of the April 14th, 2008 meeting as presented. **CARRIED.**

BUSINESS:

Subdivision Application No. SD08-03

Lot 1, Block C, Plan20GW

as outlined on the map attached to the application.

FortisAlberta responded and had no objections.

Adjacent land owners Connie & Pat Anderson responded that they have no objection provided that no trees be killed or roots damaged in the process.

BSEI responded with the following points and recommends that the application not be approved until the items noted are addressed:

1. Confirmation of the 1:100 year elevation of the Bearberry Creek required to ensure adequate ER is provided to prevent any buildings from being located in the flood fringe area.

2. All footings to be above the 1:100 year flood elevation.
3. The 6.1 metre wide access will not facilitate water & sewer to be installed. A minimum 15 metre Right-of-Way is required to allow water and sewer mains to be installed in proper line assignments.
4. A turn around with proper radius is required.
5. A proper legal drawing prepared by a legal surveyor should be submitted to ensure boundary points tie and that lot dimensions and areas are correct.

All adjacent landowners have been notified in writing and there were no responses from any other agencies or adjacent landowners.

Moved by Bob McIntyre that Subdivision Application No. SD 08-03 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. 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. Water & Sewer services to the properties must be done with no effect to adjacent properties and no damage to any trees.
8. A caveat to be placed on properties requiring the properties created by this subdivision to be totally responsible for water and sewer maintenance from the properties to the connection at 4th Ave. S.W. and for road maintenance & snow plowing from 4th Ave. S.W. to the properties.

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 other than to ensure that there was no damage to trees on adjacent lands.

ADJOURNMENT:

The meeting was adjourned on a motion by Annette Clews at 8:52 P.M. **CARRIED.**