

**TOWN OF BEAUMONT
MUNICIPAL PLANNING COMMISSION
MEETING MINUTES – Thursday, February 22, 2018
Town of Beaumont Administration Office Council Chambers**

File: 0562-M01

1. CALL TO ORDER:

Chair Mike Schwirtz, Chief Administrative Officer called the meeting to order at 3:00 p.m. with the following members present; Sam Munckhof-Swain, Councilor; Steven VanNieuwkerk, Councilor; Kerry Hilts, General Manager, Community & Protective Services; Eleanor Mohammed, General Manager, Integrated Growth & Infrastructure; Alan Harris, General Manager, Corporate Services.

Administration: Kendra Raymond, Director, Integrated Growth; Joanne Dargis, Manager, Current Planning; Aleshia Kwasny, Planning Technician; and Shima Nuraddin, Administrative Assistant.

2. MODIFICATION TO AGENDA

No modifications.

3. MINUTES: August 30, 2017

Kerry Hilts moved to accept the August 30, 2017 minutes as presented – Carried Unanimously

4. SUBDIVISION APPLICATIONS:

a) SDA-17-07 Chateau Du Canal

Administration: Aleshia Kwasny provided an overview on the application made to consider to subdivide a portion of the Beau Val neighbourhood consisting of 0.643 hectares (1.59 acres) to create within the RHD1 – Residential High Density 1 District, 1 bare land unit.

Applicant: Josh Remai, Span West Building Corporation Present at the meeting

Adjacent Landowners/Interested Party: none present

Members:

- Member of the Commission needed clarification on securities being held for the second building and if the securities held goes to Storm Pond. Administration explained that securities will be captured in the Development Agreement and also explained the amounts held and what they are for.
- Member of the Commission inquired if the Town has a letter of credit for the site and Administration confirmed the Town has a letter of credit for the entire site.
- Member of the Commission needed clarification on sufficient access and what the Traffic Impact Assessment (TIA) requires. Applicant explained there is a second access for emergency services and Administration explained that TIA requires one access but our Fire Department wanted a second access for emergency services
- Member of the Commission inquired about traffic assessment and Administration explained the Engineering Department felt that one day of traffic assessment was sufficient for this project.

MOVED BY Sam Munckhof-Swain that the application for SDA-17-07 Chateau Du Canal be approved with the following recommendations:

Pursuant to Section 654 of the Municipal Government Act, this application is approved subject to the following conditions:

1. That the subdivision be effected by plan of survey.

2. That any outstanding taxes be paid or satisfactory arrangements be made with the Town of Beaumont.
3. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. Such cost contribution shall be paid to the Municipality upon submission for endorsement of a Plan of Subdivision for the Development Area.
4. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office.
5. That the owner/developer enter into and abide by a Development Agreement with the Town of Beaumont pursuant to Section 655 of the Municipal Government Act (MGA) to address but are not limited to the following:
 - a. Construct roads, pedestrian walkway system, public utilities and to provide security for the proposed subdivision.
 - b. That the owner/developer pay all costs identified in the Development Agreement, including but not limited to, assessment and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision.
 - c. That the owner/developer submit detailed engineering drawings in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
 - d. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. Such cost contribution shall be paid to the Municipality upon submission for endorsement of a Plan of Subdivision for the Development Area.

Carried Unanimously

b) SDA-14-01 – Eaglemont Phase 6 (Amendment)

Administration: Aleshia Kwasny provided an overview to subdivide a portion of the Eaglemont Heights Neighbourhood consisting of 10.72 hectares to create within the R1-A Low Density Residential District, R1-B Low Density Small Lot Residential District, R2 Residential Semi-Detached/Duplex District and PRS Public Recreation Services District, 36 Single Family Lots, 16 Duplex Lots and 3 Public Utility Lots.

An application has been submitted to amend SDA-14-01 Eaglemont Heights Phase 6 which was approved by the Municipal Planning Commission on May 28, 2014. On February 13, 2018, Council at their regular Council meeting approved a third Subdivision Approval Extension expiring July 31, 2018.

The proposed amendment will proceed with the removal of the multi-family site and four single family lots which will be submitted in a future subdivision application. The primary reason for this amendment is to reflect current market conditions.

Applicant: Otto Hedges, MLC Group Present at the meeting.

Adjacent Landowners/Interested Party: none present

Members:

- Recommendation by Member of Commission to include "updated" to condition 9. a for securities to be provided for the proposed subdivision

MOVED BY Kerry Hilts that the application SDA-14-01 Eaglemont Phase 6 (Amendment) be approved with the following recommendations:

Pursuant to Section 654 of the Municipal Government Act, this application is approved subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levy for Arterial Roads pursuant to Bylaw 830-14 as may be amended from time to time.
3. That the owner/developer pays their proportionate share of the Off-Site Levy for Water pursuant to Bylaw 830-14 as may be amended from time to time.
4. That any outstanding taxes be paid or satisfactory arrangements be made with the Town of Beaumont.
5. That the owner/developer agrees to pay to the Municipality a cost contribution for the proportionate share of the preparation of a Traffic Impact Assessment of the Highway 625 and Range Road 243 Intersection.
6. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.
7. That the owner/developer agree to construct and provide updated security for an all-weather road from 67 Street to Rue Eaglemont in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
8. Restrictive Covenants will be registered on the lots that are required to install fencing in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.
9. That the owner/developer enter into and abide by a Development Agreement with the Town of Beaumont pursuant to Section 655 of the Municipal Government Act (MGA) to address but are not limited to the following:
 - a. Construct roads, pedestrian walkway system, public utilities and to provide updated security for the proposed subdivision.
 - b. That the owner/developer pay all costs identified in the Development Agreement, including but not limited to, assessment and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision.
 - c. That the owner/developer pays their proportionate share of the Off-Site Levy for Arterial Roads pursuant to Bylaw 830-14 as may be amended from time to time.
 - d. That the owner/developer pays their proportionate share of the Off-Site Levy for Water pursuant to Bylaw 830-14 as may be amended from time to time.
 - e. That the owner/developer submit detailed engineering drawings in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
 - f. That the owner/developer agree to construct and provide updated security for an all-weather road from 67 Street to Rue Eaglemont in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.

Carried Unanimously

c) SDA-14-12 Triomphe Estates Phase 5 (Amendment)

Administration: Aleshia Kwasny provided an overview on the application made to subdivide a portion of the Triomphe Estates Neighbourhood consisting of 2.09 hectares to create within the BR Blended Residential District 12 Semi Detached Residential Lots and 31 Multi-Attached Residential Lots.

An application has been submitted to amend SDA-14-12 Triomphe Estates Phase 5 which was approved by the Municipal Planning Commission on July 9, 2015. On June 27, 2017, Council at their regular Council meeting approved a second Subdivision Approval Extension expiring July 9, 2018.

The proposed amendment will proceed with the removal of one residential lot and slightly adjust the road alignment on Triomphe Boulevard.

Applicant: Otto Hedges, MLC Group Present at the meeting.

Adjacent Landowners/Interested Party: none present

Members:

- Recommendation by Member of Commission to include "updated" to condition 9. a for securities to be provided for the proposed subdivision

MOVED BY Kerry Hilts that the application SDA-14-12 Triomphe Estates Phase 5 (Amendment) be approved with the following recommendations:

Pursuant to Section 654 of the Municipal Government Act, this application is approved subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levy for Arterial Roads pursuant to Bylaw 830-14 as may be amended from time to time.
3. That the owner/developer pays their proportionate share of the Off-Site Levy for Water pursuant to Bylaw 830-14 as may be amended from time to time.
4. That any outstanding taxes be paid or satisfactory arrangements be made with the Town of Beaumont.
5. That the owner/developer agrees to pay to the Municipality a cost contribution for the proportionate share of the preparation of a Traffic Impact Assessment of the Highway 625 and Range Road 241 Intersection.
6. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. Such cost contribution shall be paid to the Municipality upon submission for endorsement of a Plan of Subdivision for the Development Area.
7. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.

8. Restrictive Covenants will be registered on the lots that are required to install fencing in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.
9. That the owner/developer enter into and abide by a Development Agreement with the Town of Beaumont pursuant to Section 655 of the Municipal Government Act (MGA) to address but are not limited to the following:
 - a. Construct roads, pedestrian walkway system, public utilities and to provide updated security for the proposed subdivision.
 - b. That the owner/developer pay all costs identified in the Development Agreement, including but not limited to, assessment and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision.
 - c. That the owner/developer pays their proportionate share of the Off-Site Levy for Arterial Roads pursuant to Bylaw 830-14 as may be amended from time to time.
 - d. That the owner/developer pays their proportionate share of the Off-Site Levy for Water pursuant to Bylaw 830-14 as may be amended from time to time.
 - e. That the owner/developer submit detailed engineering drawings in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
 - f. That the owner/developer agrees to pay the Municipality a cost contribution for the proportionate share of the improvements and upgrades allocated to the lands comprising of the Forest Heights neighbourhood in the Traffic Impact Assessment for the intersection located at Highway 625 and Range Road 241.
 - g. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. Such cost contribution shall be paid to the Municipality upon submission for endorsement of a Plan of Subdivision for the Development Area.
 - h. That the owner/developer agrees that the payment of cost contributions allocated to the Triomphe Estates neighbourhood will be imposed on future phases of the Triomphe Estates neighbourhood/subdivision.
 - i. That the owner/developer erect signs indicating "Future Road Extension" at the south end of 38 Street and the east end of Triomphe Boulevard in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.

Carried Unanimously

5. Chair Mike Schwirtz, Chief Administrative Officer adjourned the meeting at 3:52 p.m.



Chair



Administrative Assistant

Date: Mar 8/2018

Date: March 8, 2018