

TOWN OF BEAUMONT SUBDIVISION AUTHORITY
MEETING MINUTES – Monday, June 18, 2018
Town of Beaumont Administration Office Boardroom

File: 0562-M01

1. CALL TO ORDER:

Kendra Raymond, Subdivision Authority called the meeting to order at 8:34 a.m.

Also present: Aleshia Kwasny, Current Planner; and Judy Holmes, Administrative Assistant.

2. MODIFICATION TO AGENDA

No modifications.

3. MINUTES: February 22, 2018

Minutes signed off by previous Chair of the Municipal Planning Commission.

4. SUBDIVISION APPLICATIONS:

a) SDA-18-01 Dansereau Meadows Phase 7

Administration: Aleshia Kwasny provided an overview on the application made to consider to subdivide a portion of the Dansereau Meadows Neighbourhood consisting of 4.09 hectares (10.10 acres) to create within the DC 116 – Neighbourhood Mixed Use District, DC 118 – Dansereau Meadows Zero Lot Line District and Public Recreation Service District, 66 Single Family lots, 2 Mixed Use Lots, 1 Municipal Reserve (0.08 ha) and 1 Public Utility Lot (0.0r ha).

Kendra Raymond approved SDA-18-01 Dansereau Meadows Phase 7 as presented in the report with the following recommendations:

Pursuant to Section 654 of the Municipal Government Act, this application is recommended for approval 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 dedicate Municipal Reserve of one parcel totaling in the amount of 0.08 ha pursuant to Section 666 and Section 667 of the Municipal Government Act.
6. That at the time of endorsement the Town of Beaumont will prepare Deferred Reserve Caveats with concurrent registration at the Land Titles Office.
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. That the owner/developer agree to construct and provide security for a temporary gravel road from the rear laneway on Lot 1 and 2 of the Mixed Use Sites to 65 Street in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
9. That the owner/developer construct a temporary gravel turnaround on 66 Street and 67 Street to accommodate snow removal, garbage pickup and fire suppression unless an alternative solution

is provided through the detailed engineering design drawings and approved to the satisfaction of Town Departments.

10. 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.
11. 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 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 security for a temporary gravel road from the rear laneway on Lot 1 and 2 of the Mixed Use Sites to 65 Street in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments and affected utility agencies.
 - g. That the owner/developer construct a temporary gravel turnaround on 66 Street and 67 Street to accommodate snow removal, garbage pickup and fire suppression unless an alternative solution is provided through the detailed engineering design drawings and approved to the satisfaction of Town Departments.
 - h. That the owner/developer erect signs indicating "Future Road Extension" at the north end of 65 Street, 66 Street and 67 Street in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.
 - i. That Part B of the French Village Design Guidelines and enhanced landscaping will be imposed at the development permit stage in accordance with the Dansereau Meadows Outline Plan document

5. Other Business:

No other business

6. Adjourned: 8:50 a.m.



Subdivision Authority



Administrative Assistant

Date: June 18, 2018.

Date: June 18/18