

TOWN OF BEAUMONT SUBDIVISION AUTHORITY
MEETING MINUTES – June 28, 2018
Town of Beaumont Administration Office Boardroom

File: 0562-S02

1. CALL TO ORDER:

Kendra Raymond, Subdivision Authority called the meeting to order at 3:01 p.m.
Also present: Aleshia Kwasny, Current Planner; and Judy Holmes, Administrative Assistant.

2. MODIFICATION TO AGENDA

No modifications.

3. MINUTES: February 22, 2018

June 18, 2018 Minutes signed off. Remove this item from future Agendas.

4. SUBDIVISION APPLICATIONS:

a) SDA-18-02 Triomphe Estates Phase 6

Administration: Aleshia Kwasny provided an overview on the application made to consider to subdivide a portion of the Triomphe Estates Neighbourhood consisting of 1.85 hectares (4.57 acres) to create 5 Single Family Residential Lots within the R1-A Low Density Residential District, 20 Single Family Residential Lots within the \$1-B Low Density Small Lot Residential District and 1 Public Utility Lot within the PRS – Public Recreational Services District.

Kendra Raymond approved SDA-18-02 Triomphe Estates Phase 6 as presented in the report with the following recommendations:

- Discussion on addressing changes to be brought to the Addressing Committee.

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 (or \$600 per residential unit in a multiple family building) 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. The Developer shall secure the full amount required to be paid to the Municipality (\$600 x 25 lots = \$ 15,000) for the lands or phase or sub-phase 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 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 Triomphe Estates 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 (or \$600 per residential unit in a multiple family building) 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. The Developer shall secure the full amount required to be paid to the Municipality (\$600 x 25 lots = \$ 15,000) for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

b) SDA-18-03 Place Chaleureuse Phase 7

Administration: Aleshia Kwasny provided an overview on the application made to consider to subdivide a portion of the Place Chaleureuse Neighbourhood consisting of 1.96 hectares (4.84 acres) to create within the C2 Commercial District and PRS Public Recreational Services District, 1 commercial Lot and 1 Municipal Reserve (0.31 ha).

Kendra Raymond approved SDA-18-03 Place Chaleureuse Phase 7 with changes to the recommendations in the report as follows:

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 dedicate Municipal Reserve of one parcel totaling in the amount of 0.31 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 an access easement be granted over the subdivided lot, for the benefit and access of the municipal reserve in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.
8. 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.
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 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 construct a trail on the proposed municipal reserve in accordance with the Town of Beaumont General Design Standards and to the satisfaction of the Town Departments.
 - e. That enhanced landscaping will be imposed at the Developers expense and in accordance with the Town of Beaumont General Design Standards and to the satisfaction of the Town Departments.

5. Other Business:

Remove this item from future Agendas.

6. Adjourned: 3:45 p.m.



Subdivision Authority



Administrative Assistant

Date: July 12, 2018

Date: July 13/18