

TOWN OF BEAUMONT SUBDIVISION AUTHORITY
MEETING MINUTES – August 23, 2018
Town of Beaumont Administration Office Boardroom

File: 0562-S02

1. ATTENDEES:

Kendra Raymond, Director, Integrated Growth; Joanne Dargis, Manager, Current Planning; Aleshia Kwasny, Current Planner; and Jennifer Wolsleger, Administrative Assistant.

2. SUBDIVISION APPLICATION:

a) SDA-15-01 Place Chaleureuse Phase 6A (Amendment)

Administration: A. Kwasny provided an overview on the application made to consider an application in the Town of Beaumont to subdivide a portion of the Place Chaleureuse Neighbourhood consisting of 5.934 hectares (14.66 acres) to create within the R1-A Low Density Residential, R1-B Low Density Small Lot Residential District, R2 Residential Semi-Detached/Duplex District and PRS-Public Recreation Service District, 58 Single Family Residential Lots and 12 Semi-Detached Residential Lots and 1 Municipal Reserve Lot (0.38ha).

SDA-15-01 Place Chaleureuse Phase 6A (Amendment) was approved with the following changes to the proposed conditions:

- Removal of exact number of lots from Condition 8
- Add a condition to capture the amount owing and the amount that will be deferred to Phase 6B

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 at the time of endorsement the Town of Beaumont will prepare Deferred Reserve Caveats with concurrent registration at the Land Titles Office.
6. That the owner dedicate Municipal Reserve of one parcel totaling in the amount of 0.38 ha pursuant to Section 666 and Section 667 of the Municipal Government Act.
7. 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.
8. 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 for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

9. 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.
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 agrees to pay the Wetland Replacement Agent, as stated by Alberta Environment and Parks, for replacement of direct impacts to the wetland as outlined in the Wetland Assessment and Impact Report dated June 2018.
12. 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 Place Chaleureuse neighbourhood in the Traffic Impact Assessment for the intersection located at Highway 625 and Range Road 243.
 - 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 70 lots = \$ 42,000) for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.
 - h. That the owner/developer erect signs indicating "Future Road Extension" at the west end of Peltier Avenue in accordance with the Town of Beaumont General Design Standards and to the satisfaction of Town Departments.
 - i. That the owner/developer agrees to construct a trail on 26MR of this subdivision plan and Lot 63PUL, Block 1, Plan 072 6913 and remove the chain link fence as per the approved landscape plans and engineering drawings in accordance with the Town of Beaumont General Design Standards and to the satisfaction of the Town Departments.

b) SDA-18-04 Forest Heights Phase 8 (Amendment)

Administration: A. Kwasny provided an overview to consider an application in the Town of Beaumont to subdivide a portion of the Forest Heights Neighbourhood consisting of 1.94 hectares (4.79 acres) to create within the DC 119 – Forest Heights Phase 8 District, 31 Single Family Residential Lots and 6 Semi-Detached Residential Lots.

SDA-18-04 Forest Heights Phase 8 (Amendment) was approved with the following changes to the proposed conditions:

- Removal of exact number of lots from Condition 5 and 8f
- Removal of creating a pedestrian linkage on Range Road 241 as it will be part of the upcoming upgrades completed by the Town of Beaumont

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/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 for the phase upon submission for endorsement of a Plan of Subdivision for the Development Area.
6. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office.
7. 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.
8. 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 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 for the phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

c) SDA-16-04 Beau Val Phase 7 (Extension)

Administration: A. Kwasny asked that the Subdivision Authority approve a one year extension to the Subdivision approval for SDA-16-01 Beau Val Phase 7 to expire on August 30, 2019

SDA-16-04 Beau Val Phase 7 (extension) was approved

d) SDA-17-06 Beau Val Phase 5 (Extension)

Administration: A. Kwasny asked that the Subdivision Authority approve a one year extension to the Subdivision approval for SDA-17-06 Beau Val Phase 5 to expire on August 30, 2019

SDA-17-06 Beau Val Phase 5 (extension) was approved



Subdivision Authority

Date: **AUG 27 2018**



Administrative Assistant

Date: **AUG 27 2018**