

**Town of Sundre  
Municipal Planning Commission**

**Agenda  
Regular Meeting  
Monday, April 20<sup>th</sup>, 2009 at 7:00 p.m.  
Town of Sundre Municipal Office**

Present:

Absent:

Public:

**(1) Call to Order:**

**(2) Adoption of Agenda:**

**(3) Adoption of Minutes:**

Minutes of the March 30<sup>th</sup>, 2009 regular meeting.

**(4) Development Applications:**

**4.1 Development Application No. 2009014**

Lot 1-4, Block 5, Plan 1589GY  
Civic Address: 701 Main Avenue East

Site used to sell Park Model RV's. Temporary office to be located in one of the Park Models. Put 2 4' X 8' Signage on the NW corner of the property. Term of lease is one year.

**4.2 Development Application No. 2009015**

Lot 8, Block 18, Plan 9912954  
Civic Address: 118 - 12<sup>th</sup> Avenue N.E.

122.6 m<sup>2</sup> Single family dwelling w/ 51 m<sup>2</sup> attached garage, 8.8 m<sup>2</sup> covered front deck and 17.7 m<sup>2</sup> rear deck.

Approved by John Whitesell subject to the following conditions; (1) As per application, drawings and plot plan submitted, (2) Requires a 14 day posting period before project can begin, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant, (3) Must conform to the Town of Sundre Land Use By-Law No. 705 with amendments, (4) Future accessory buildings such as sheds, greenhouses, etc. shall not be placed closer than 1.0 metres to side or

rear property boundaries, (5) All Provincial Government regulations where applicable, (6) A Real Property Report must be submitted to the Town Office immediately upon completion of the framing of all structures listed on the Development Application, (7) Submit to the Town Office copies of applicable permits and inspection reports (Gas, Plumbing & Electrical), (8) All contractors associated with the project are to obtain a Town of Sundre Business License (9) Building grades and elevations must conform to the building grade sheets for the property, (10) Water service lines shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR28 or SDR35, (11) Water and sewer lines shall be inspected by the Town of Sundre Public Works staff prior to the ditch being backfilled. Contact the Town Office when lines are ready for inspection. Water will not be turned on until such time as an inspection has been made, (12) 2" thick by 4" wide Styrofoam insulation must be placed in ditch above water and sewer lines after back filling ditch to a level 2-3 ft below grade, (13) The garage must have siding that compliments the home, (14) Provisions be made for your plumber to install a water meter, supplied by the Town of Sundre. Notify the Town Office when ready for meter installation, (15) Minimum overall density of trees – one tree per 100 m<sup>2</sup> of the required 30% landscaped area and boulevard, (16) No gas line may be covered by a permanent or semi-permanent structure and if a gas line requires relocation, the gas line must be moved by the Town of Sundre at the applicant's sole expense, (17) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense.

**RECEIVED FOR INFORMATION**

**4.3 Development Application No. 2009016**

Lot 21, Block 3, Plan 8010730  
Civic Address: 219 - 5<sup>th</sup> Street N.W.

Remove existing 14' X 66' Mobile home, deck & porch with 2000, 16' X 76' Mobile home with no deck or porch.

Approved by John Whitesell subject to the following conditions; (1) As per application, drawings and plot plan submitted, (2) Requires a 14 day posting period before project can begin, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant, (3) Must conform to the Town of Sundre Land Use By-Law No. 705 with amendments, (4) Future accessory buildings such as sheds, greenhouses, etc. shall not be placed closer than 1.0 metres to side or rear property boundaries. Any future accessory buildings, additions or decks will require a separate development permit, (5) All Provincial Government regulations where applicable, (6) Applicant provides the Town of Sundre with the ULC Number (if applicable) and the CSA Number of the mobile home, (7) A Real Property Report must be submitted to the Town Office immediately upon placement of the home on the property, (8) All contractors associated with the project are to obtain a Town of Sundre Business License, (9) Building grades and elevations must conform to the plan for the area, or if non-available to be set by the Town of Sundre, (10) Arrange to have your utility services disconnected before removing existing mobile home, (11) No gas

meter may be blocked by a permanent or semi-permanent structure and if it is blocked it must be moved by the Town of Sundre at the applicant's sole expense, (12) No gas line may be located underneath a permanent or semi-permanent structure and if a gas line runs under a proposed building site, the gas line must be moved by the Town of Sundre at the applicant's sole expense, (13) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense. **RECEIVED FOR INFORMATION**

#### **4.4 Development Application No. 2009017**

Lot 41, Plan 9612304  
Civic Address: #41, 200 - 4<sup>th</sup> Avenue SW

Add deck 6 ½' X 6' X 23" with railing on side of Park Model.

Approved by John Whitesell subject to the following conditions; (1) As per application, drawings and plot plan submitted, (2) Requires a 14 day posting period before project can begin, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant, (3) Must conform to the Town of Sundre Land Use By-Law No. 705 with amendments, (4) All Provincial Government regulations where applicable. **RECEIVED FOR INFORMATION**

#### **4.5 Development Application No. 2009018**

Lot 4, Block 3, Plan 5664G1  
Civic Address: 121 2<sup>nd</sup> Street S.W.

Use garage at rear of property for sales and service of quads, dirt bikes, ATV's and generators. House to be used for home office. Possible signage on garage and drywall/insulating the garage in the fall.

#### **4.6 Development Application No. 2009019**

Lot 133, Plan 9812180  
Civic Address: 133 Riverside RV Village

Remove existing 37' RV Trailer and position a new 40' X 12' RV Park Model Trailer in existing location.

Approved by John Whitesell subject to the following conditions; (1) As per application, drawings and plot plan submitted, (2) Requires a 14 day posting period before project can begin, and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant, (3) Must conform to the Town of Sundre Land Use By-Law No. 705 with amendments, (4) All Provincial Government regulations where applicable. **RECEIVED FOR INFORMATION**

**4.7 Development Application No. 2009020**

Lot 1&2, Block A, Plan 7747ER  
Civic Address: 118 Centre Street N

Install a free standing sign 4' X 10.5' on property.

**(5) Mountain View County:**

**(a) Application Referrals:**

**(6) Other Business:**

**(7) Adjournment:**