

**Town of Sundre
Municipal Planning Commission**

**Agenda
Regular Meeting
Monday, May 11th, 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 April 20th, 2009 regular meeting.

(4) Development Applications:

4.1 Development Application No. 2009023

Lot 18, Block 2, Plan 0712085
Civic Address: 636 - 6th Avenue S.W.

1216 sq.ft. single family dwelling with 528 sq.ft. attached garage.

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) for this project, (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 TownOffice 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) 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, (14) Minimum overall density of trees – one tree per 100 m² of the required 30% landscaped area and boulevard, (15) 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**

4.2 Development Application No. 2009024

Lot 18, Block 14, Plan 0814094
Civic Address: 133 - 12th Avenue N.E.

1218 sq.ft. single family dwelling with 451 sq.ft attached garage and 10' X 16' rear deck.

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4.3 Development Application No. 2009025

Lot 19, Block F, Plan 8542GM
Civic Address: 417 - 4th Avenue S.W.

Remove 1 spruce tree located on property line between lot 419 & 417 on 4th Avenue S.W.

Approved by John Whitesell. **RECEIVED FOR INFORMATION**

4.4 Development Application No. 2009026

Lot 8, Block 18, Plan 7546JK
Civic Address: #8 Willow Crescent

Home occupation used for bookkeeping. Business itself is conducted off site.

4.5 Development Application No. 2009027

Lot 4, Block 2, Plan 9610892
Civic Address: 412 - 6th Street N.W.

Remove existing deck and add 21' X 16' 9" addition on existing mobile home.

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4.6 Development Application No. 2009028

Lot 210, Plan 9812536
Civic Address: 210, 200 - 4th Avenue S.W.

Replace existing 30' RV with 2000 36' RV, relocate existing deck, 4' X 8' woodshed and 5.5' X 8' playhouse.

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. 2009029

Lot 42, Plan 9612304
Civic Address: #42, 200 - 4th Avenue S.W.

Construct new 10' X 12' guest cabin with 4' verandah, 12' X 12' addition on RV and a 168 sq.ft. deck with pergola open roof and remove existing 8' X 10' shed.

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4.8 Development Application No. 2009030

Lot 38, Block 15, Plan 9912954
Civic Address: 213 – 11A Avenue N.E.

1208 sq.ft. single family dwelling with 552 sq.ft. attached garage.

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4.9 Development Application No. 2009031

Lot 13, Block C, Plan 7720FF
Civic Address: 104 3rd Street N.W.

Remove existing front entry deck/porch, grade sub deck for water drainage, construct deck and ramp to plan 11' 6" X 21' 4 3/4".

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4.10 Development Application No. 2009032

Lot 5, Block C, Plan 6194GN
Civic Address: 112 3rd Avenue N.E.

12' X 46' back yard deck and replace shed with 10' X 12' shed and relocate closer to alley.

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, (5) All contractors associated with the project are to obtain a Town of Sundre Business License, (6) 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, (7) 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, (8) 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**

4.11 Development Application No. 2009033

Lot 30, Block 1, Plan 0613469
Civic Address: 28 Noblefern Way S.W.

Build 12' X 16' storage shed with 6' overhang.

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, (5) The shed must have siding installed that compliments the home.

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(5) Mountain View County:

(a) Application Referrals:

1. Proposed Subdivision Referrals:

NE 2-33-5-W5M
Approx. 1 mile east of Town boundary and ¾ mile north of Sundre
File No. SD 08-188

(6) Other Business:

Signage on Municipal Property

(7) Adjournment: