

**Town of Sundre  
Municipal Planning Commission**

**Agenda  
Regular Meeting  
Tuesday August 4<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 July 13<sup>th</sup>, 2009 regular meeting.

**(4) Development Applications:**

**4.1 Development Application No. 2009059**

Lot 40, Block 1, Plan 8611359  
Civic Address: 402 4<sup>th</sup> Street N.W.

Construct 10' X 12" storage shed.

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

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#### **4.2 Development Application No. 2009060**

Lot 53, Block 9, Plan 7911066  
Civic Address: 214 - 9<sup>th</sup> Avenue N.E.

Construct 24' X 22' detached 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) All Provincial Government regulations where applicable, (5) Garage must have siding that compliments the home, (6) 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, (7) 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, (8) All contractors associated with the project are to obtain a Town of Sundre Business License. **RECEIVED FOR INFORMATION**

#### **4.3 Development Application No. 2009061**

Lot 1SR, Plan 8111933  
Civic Address: #5, 310 Centre Street North

Construct enclosed fire exit stairs.

#### **4.4 Development Application No. 2009062**

Lot 1SR, Plan 8111933  
Civic Address: #5, 310 Centre Street North

Construct 10' X 10' Storage Shed

#### **4.5 Development Application No. 2009063**

Lot 23, Block 14, Plan 0814094  
Civic Address: 207 12<sup>th</sup> Avenue N.E.

Single family dwelling 1342 sq.ft. with triple attached garage 704 sq.ft. and 14' X 12' 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) All Provincial Government regulations where applicable, (5) 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, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) Building grades and elevations must conform to the building grade sheets for the property, (8) Water service line shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (9) 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 (10) 2" thick by 4" wide Styrofoam insulation must be placed in ditch above water and sewer lines after backfilling ditch to a level 2-3 feet below grade, (11) 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 (12) Minimum overall density of trees – one tree per 100 m2 of the required 30% landscaped area and boulevard, (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, (14) This permit is approved with the understanding that there are no offsite effects, (15) It is the owner's responsibility to determine whether the use approved by this Development Permit is, in fact, achievable or whether such use may be constrained or precluded by site conditions including constraints on use resulting from environmental conditions or legislation, or both, (16) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta).

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#### **4.6 Development Application No. 2009064**

Lot 26, Block 14, Plan 0814094  
Civic Address: 213 12<sup>th</sup> Avenue N.E.

Single family dwelling 1200 sq.ft. with attached garage 453 sq.ft. and 16' X 10' 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) All Provincial Government regulations where applicable, (5) 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, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) Building grades and elevations must conform to the building grade sheets for the property, (8) Water service line shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (9) 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 (10) 2" thick by 4" wide Styrofoam insulation must be placed in ditch above water and sewer lines after backfilling ditch to a level 2-3 feet below grade, (11) 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 (12) Minimum overall density of trees – one tree per 100 m2 of the required 30% landscaped area and boulevard, (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, (14) This permit is approved with the understanding that there are no offsite effects, (15) It is the owner's responsibility to determine whether the use approved by this Development Permit is, in fact, achievable or whether such use may be constrained or precluded by site conditions including constraints on use resulting from environmental conditions or legislation, or both, (16) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta).

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#### **4.7 Development Application No. 2009065**

Lot 50, Block 9, Plan 7911066  
Civic Address: 211 9<sup>th</sup> Avenue N.E.

10' X 12' Storage Shed

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

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#### **4.8 Development Application No. 2009066**

Lot 13, Block 18, Plan 9910924  
Civic Address: 128 12<sup>th</sup> Avenue N.E.

Single family dwelling 1228 sq.ft. with attached garage 352 sq.ft. and 6' X 20' front deck and 8' X 20' 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) All Provincial Government regulations where applicable, (5) 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, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) Building grades and elevations must conform to the building grade sheets for the property, (8) Water service line shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (9) 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 (10) 2" thick by 4" wide Styrofoam insulation must be placed in ditch above water and sewer lines after backfilling ditch to a level 2-3 feet below grade, (11) 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 (12) Minimum overall density of trees – one tree per 100 m2 of the required 30% landscaped area and boulevard, (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, (14) This permit is approved with the understanding that there are no offsite effects, (15) It is the owner's responsibility to determine whether the use approved by this Development Permit is, in fact, achievable or whether such use may be constrained or precluded by site conditions including constraints on use resulting from

environmental conditions or legislation, or both, (16) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta).

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**4.9 Development Application No. 2009067**

Lot 36, Plan 7546JK  
Civic Address: 220 5<sup>th</sup> Avenue N.E.

Secondary suite in basement.

**4.10 Development Application No. 2009068**

Lot 112, Plan 9711313  
Civic Address: 200 4<sup>th</sup> Avenue S.W.

Construct roof structure over 12' X 16' deck with 2 patio doors.

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) 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, (6) All contractors associated with the project are to obtain a Town of Sundre Business License. **RECEIVED FOR INFORMATION**

**4.11 Development Application No. 2009069**

Lot 3, Block 4, Plan 5664GI  
Civic Address: 109 1<sup>st</sup> Avenue S.W.

Dance Studio for ages 3 to adult.

**4.12 Development Application No. 2009070**

Lot 26, Block 1, Plan 0613469  
Civic Address: 24 Noblefern Way S.W.

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) Gas meters cannot be blocked and must remain accessible. If a gas meter requires relocation, it must be moved by the Town of Sundre at the applicant's sole expense, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) 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**

**4.13 Development Application No. 2009071**

Lot 3, Block 4, Plan 5664GI  
Civic Address: 109 1<sup>st</sup> Avenue S.W.

Mixed Martial Arts / Self Defense / Fitness Studio for youth and adults.

**4.14 Development Application No. 2009072**

Lot 6, Block 1, Plan 8611359  
Civic Address: #6, 402 4<sup>th</sup> Street N.W.

Home Occupation – Locksmith Business

**(5) Mountain View County:**

**Application Referral:**

(1) NW 10-33-5-W5M  
Lot 8, Plan 8911614  
File No. DP09-070

1511 sq.ft. single family dwelling

Approved by John Whitesell that the Town of Sundre has no objections/concerns with the above mentioned Application Referral other than the concern that the development may interfere with any future extension of the adjacent Town of Sundre Sewage Lagoon system and provided that it is in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plan. **RECEIVED FOR INFORMATION**

**(6) Other Business:**

**(7) Adjournment:**