

**Town of Sundre
Municipal Planning Commission**

**Agenda
Regular Meeting
Monday August 24th, 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 August 4th, 2009 regular meeting.

(4) Development Applications:

4.1 Development Application No. 2009074

Block 2B, Plan 8811571
Civic Address: 602 4th Avenue S.W.

Construct 26' X 14' Shop

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) Garage must have siding that compliments the home, (7) 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, (8) Should the land adjacent to the applicant's property not be developed by September 30, 2010 and the gas line continues to run under the 26' X 14' shop, the gas line will be relocated at the applicant's sole expense, (9) 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.

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4.2 Development Application No. 2009075

Lot 14, Block 10, Plan 7611274
Civic Address: 812 2nd Street N.E.

Home Occupation – Roofing Business

4.3 Development Application No. 2009077

Lot 32, Block 15, Plan 9912954
Civic Address: 223 11A Avenue N.E.

1495 sq.ft. 1 ½ Story Single Family Dwelling w/ 558 sq.ft. attached garage, 90 sq.ft. covered verandah and 112 sq.ft 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) 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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4.4 Development Application No. 2009080

Lot 30, Block 3, Plan 8010730
Civic Address: 201 – 5th St. N.W.

Home Occupation – Esthetics Business

(5) Mountain View County:

Application Referral:
(1)

(6) Other Business:

6.1 Robin Hood Treehouse

6.2 Food Bank

(7) Adjournment: