

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA
HELD TUESDAY, JULY 8TH, 2008, 12:00 P.M., TOWN OFFICE**

PRESENT:

Chairperson Paul Webb and members Patricia Toone and Ninette Savage-Howe.
Bob McIntyre through conference call.

ABSENT:

Joe Henze, Annette Clews and Roy Cummings

STAFF:

Assistant Development Officer Tracy Evans

OTHERS:

None

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 12:05 p.m.

AGENDA:

Moved by Patricia Toone to adopt the regular agenda. CARRIED

Moved by Ninette Savage-Howe to adopt the supplementary agenda. CARRIED

ADOPTION OF MINUTES:

Minutes of the June 16th, 2008 regular meeting were presented for adoption.

Moved by Patricia Toone to adopt the minutes of the June 16th, 2008 regular meeting as presented. CARRIED

BUSINESS:

5.1 Development Application No. 2008064

Lot 115, Plan 9711313

Move 10' X 12' storage shed back 6' from present location. Relocation of 6 trees & removal of 1 overhanging tree.

Approved by Development Officer 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) Relocation of the existing building must try to accommodate leaving the trees in their current location, (6) The six trees to be moved shall be replanted in a manner that will result in the highest chance of survival of the trees. Any trees that do not

Development Application No. 2008064 Continued.....

survive shall be replaced, (7) Only one of the two trees that overhang the deck may be removed. One or the other may be removed and the deck and RV relocated forward or back from the remaining tree. **RECEIVED FOR INFORMATION**

5.2 Development Application No. 2008065

Lot 11, Block 1, Plan 9210846

8' X 30' metal frame deck cover over existing deck.

Approved by Development Officer 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.

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5.3 Development Application No. 2008066

Lot 97, Plan 9711313

10' X 12' guest cabin w/ porch.

Approved by Development Officer 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.

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5.4 Development Application No. 2008067

Lot 58, Plan 9612304

10' X 20' deck.

Approved by Assistant Development Officer Tracy Evans 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.

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5.5 Development Application No. 2008068

Lot 1SR, Plan 8111933

Indoor Renovations – install kitchen, bathrooms & baby room for daycare previously approved through Council to lease for a daycare. Decision required for change of use.

Moved by Ninette Savage-Howe that Development Permit No. 2008068 be approved 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) That you submit to the Town Office copies of applicable permits and inspection reports (Gas, Plumbing & Electrical) for this project, (6) All contractors associated with project are to obtain a Town of Sundre Business License, (7) That you obtain permits and inspection reports from the local health authority and submit copies to the Town of Sundre Office.

CARRIED

5.6 Development Application No. 2008069

Lot 122, Plan 94411097

Remove RV & replace w/ 12' X 40' park model.

Approved by Assistant Development Officer Tracy Evans 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

5.7 Development Application No. 2008070

Plan 9612304

Replacing old clear span bridge w/ new clear span bridge; 4' X 32' wood & steel bridge w/ railing.

Moved by Patrica Toone that Development Permit No. 2008070 be approved 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) Must conform to Fisheries and Oceans Canada Clear Span Bridge requirements.

Development Application No. 2008070 Continued.....

Submit the notification form required to Fisheries and Oceans Canada with a copy to the Town of Sundre. See link provided. http://www.dfo-mpo.gc.ca/regions/central/habitat/os-ao/prov-terr/ab/index_e.htm

CARRIED

5.8 **Development Application No. 2008071**

Lot 1, Block 3, Plan 8010730

Demolition of existing site to vacant land.

Moved by Ninette Savage-Howe that Development Permit No. 2008071 be approved 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) Any and all foundations must be removed and any excavations filled and leveled, (7) All semi-permanent and permanent structures, tanks, equipment and any left over material be removed from the site, (8) The Natural Gas line shall be cut back to the requirements of Public Works and the gas meter be removed by the Town of Sundre, (9) Arrangements must be made with Public Works to have the water turned off and any water equipment to be removed by the Town of Sundre, (10) Premise must be safe at all times and cannot cause hazards for the public. Fencing or barrier is required until demolition is complete, (11) The 14 day posting period is waived as to provide a safe and quick removal of dangerous wastes.

CARRIED

MOUNTAIN VIEW COUNTY:

Application Referrals:

- (1) SE 12-33-5-W5M
2 miles East, 1 mile North of Sundre
File No. DP 08-061

Replace existing 2nd dwelling unit (mobile home) w/ a newer 1986 16' X 74' mobile home with a 12' X 20' addition.

- (2) SE 34-32-5-W5M; Plan 0213345, Block1, Lot 20
1 miles South, ½ miles East of Sundre
File No. DP 08-065

New 2624 f² single family dwelling w/ attached triple car garage & a requested building height relaxation from 26' X 34'.

Application Referrals Continued.....

The previous two items are received for information only. Approved by Development Officer John Whitesell. Mountain View County has been advised that the Town of Sundre does not have any objections or concerns with the above mentioned Application Referrals provided that they are in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plans.

OTHER BUSINESS: None

ADJOURNMENT:

Moved by Patrica Toone that the meeting be adjourned at 12:13 P.M. **CARRIED**