

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING  
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA  
HELD MONDAY, AUGUST 18TH, 2008, 4:30 P.M., TOWN OFFICE**

**PRESENT:**

Chairperson Paul Webb and members Patricia Toone, Joe Henze, Annette Clews and Roy Cummings.

**ABSENT:**

Bob McIntyre and Ninette Savage-Howe

**STAFF:**

Development / Subdivision Officer John Whitesell  
Assistant Development Officer Tracy Evans

**OTHERS:**

Sylvia Blanchette, Carol Brosh, Jim Brosh, Robert Edgar, Phyllis Newborn,  
Paul Leussink, Harold Weiss and Ryan Weiss

**CALL TO ORDER:**

Chairperson Paul Webb called the meeting to order at 4:30 p.m.

**AGENDA:**

Moved by Joe Henze to adopt the regular agenda. **CARRIED**

Moved by Patricia Toone to adopt the supplementary agenda. **CARRIED**

**ADOPTION OF MINUTES:**

Minutes of the July 28<sup>th</sup>, 2008 regular meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the July 28<sup>th</sup>, 2008 regular meeting as presented. **CARRIED**

**BUSINESS:**

**5.1 Development Application No. 2008074**

Lot 2, Block 1, Plan 8810967

Decision required for amended landscaping plan.  
Decision required for barrier.

Moved by Roy Cummings for a 8' wood fence on the north end of the property at flood plain grade level. Covering the entire property line east to west to provide a barrier for light and sound.

**CARRIED**

Moved by Roy Cummings to accept the revised landscaping plan for Big Sky Market / A & W. **CARRIED**

## **5.2 Development Application No. 2008079**

Block M, Plan 772OFF

30' X 45' workshop.

Decision required for approval of commercial application.

Moved by Annette Clews that Development Permit No. 2008079 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) The portion of the property relating to this development, excluding any areas to be landscaped shall be hard surfaced with hot mix asphalt. All parking spaces shall be defined with painted lines, (8) All parking spaces shall be a minimum of 2.75 meters by 5.50 meters and have concrete bumpers or have a 4 inch raised sidewalk placed at the front of the space, (9) Any hard or soft landscaping and lot paving shall be completed within one year of issuance of this permit, (10) 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, (11) Before development begins, Alberta 1 Call needs to be contacted by the applicant to have all services marked and if development damages any services, the repairs will be done at the applicant's sole expense, (12) An accessory building shall not be more than 4.5 m (14.8 ft.) in height, and shall not exceed the height of the main building.

### **DEFEATED**

Refused on the grounds of aesthetics and that in the opinion of the Municipal Planning Commission, does not fit into the Town's future development of the area.

## **5.3 Development Application No. 2008080**

Lot 5, Block F, Plan 694GN

10' X 10' shed.

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

### **RECEIVED FOR INFORMATION**

**5.4 Development Application No. 2008081**

Lot 129, Plan 9812180

Remove RV & replace w/ 2000, 8' X 38' RV.

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.

**RECEIVED FOR INFORMATION**

**5.5 Development Application No. 2008082**

Lot 11, Block 12, Plan 9810549

Remove deck & replace w/ 12' X 36' covered 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, (5) 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, (6) No gas line may be covered by a permanent or semi-permanent structure and if it is covered it must be moved by the Town of Sundre at the applicant's sole expense.

**RECEIVED FOR INFORMATION**

**5.6 Development Application No. 2008083**

Lot 127, Plan 9812180

2009, 12' X 40' RV.

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.

**RECEIVED FOR INFORMATION**

**5.7 Development Application No. 2008084**

Lot 106, Plan 9711313

Remove RV & replace w/ 2008, 12' X 40' park model. Remove 2 trees to accommodate park model.

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) Applicant provides the Town of Sundre with the CSA Number of RV or Park Model.

**RECEIVED FOR INFORMATION**

**5.8 Development Application No. 2008085**

Lot 186, Plan 9812536

2004, 8' X 30' RV, 10' X 12' guest cabin w/ 4' overhang & 4' X 6' wood box.

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) Applicant provides the Town of Sundre with the CSA Number of RV or Park Model.

**RECEIVED FOR INFORMATION**

**5.9 Development Application No. 2008086**

Lot 19, Block 7, Plan 7546JK

10' X 16' deck w/ railing.

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) 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, (6) No gas line may be covered by a permanent or semi-permanent structure and if it is covered it must be moved by the Town of Sundre at the applicant's sole expense.

**RECEIVED FOR INFORMATION**

**5.10 Development Application No. 2008087**

Lot 22, Block 10, Plan 7611274

325 f<sup>2</sup> 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, (5) 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, (6) No gas line may be covered by a permanent or semi-permanent structure and if it is covered it must be moved by the Town of Sundre at the applicant's sole expense.

**RECEIVED FOR INFORMATION**

**5.11 Development Application No. 2008088**

Lot 174, Plan 9812525

Remove RV & replace w/ 2002, 11' X 31.5' RV & 8' X 10' shed. Relocate existing covered 12' X 26' covered deck & existing 10' X 12' shed.

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) Applicant provides the Town of Sundre with the CSA Number of RV or Park Model.

**RECEIVED FOR INFORMATION**

**5.12 Development Application No. 2008089**

Lot 25, Block 7, Plan 7546JK

400 f<sup>2</sup> covered 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, (5) 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, (6) No gas line may be

**Development Application No. 2008089 Continued.....**

covered by a permanent or semi-permanent structure and if it is covered it must be moved by the Town of Sundre at the applicant's sole expense.

**RECEIVED FOR INFORMATION**

**5.13 Development Application No. 2008090**

Lot 2, Block 1, Plan 9511242

Home occupation – Dog breeder

Moved by Annette Clews that Development Permit No. 2008090 be approved subject to the following conditions; (1) As per application submitted - Home Occupation, Dog Breeder, (2) Requires a 14 day posting period, after which a Town of Sundre Business License shall be acquired from the Town Office, (3) Must conform to the Town of Sundre Land Use By-law No. 705 with amendments, (4) All Provincial Government regulations where applicable, (5) No retail sales at premises (6) No exterior sign, display or advertising nor any interior signs visible from the exterior, (7) No commodity / service other than approved shall be sold, (8) The home occupation shall not be staffed on site by any person(s) other than a resident of the dwelling, (9) The Development Permit may be revoked if complaints are received, (10) A home occupation shall not include any use or operation which detracts from the amenities of a residential neighborhood, by way of creating dangerous or objectionable conditions of vehicular traffic, (11) Noise must be kept to a minimum, (12) No unsightly storage on the premises, nor any outside storage of material, commodities or finished products. **CARRIED**

**MOUNTAIN VIEW COUNTY:**

**Application Referral:**

- (1) NW 15-33-5-W5M  
156.46 acres  
1 ½ miles North of Sundre  
File No. DP 08-073

Home Occupation – Retail archery supply & pole shed.

**Proposed Subdivision:**

- (1) NW 15-33-5-W5M  
156.46 acres  
1 ½ miles North of Sundre  
**File No. SD 08-095**

Proposed area to be subdivided +/- 80.0 acres.  
Agricultural district "A".

**Application Referral and Proposed Subdivision Continued.....**

Moved by Patricia Toone that a notice be sent to Mountain View County advising them that the Town Of Sundre does not have any objections or concerns with the above mentioned Application Referral and Proposed Subdivision, provided that they are in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plans.

**CARRIED.**

**OTHER BUSINESS:**

Discussion of the following:

Lot 1, 2, 3, 4, 5, 6, Plan 0211870

Lot 3 & 4, Plan 8810967

Lot 1, 2, 3, 4, Block 5, Plan 1589GY

Moved by Paul Webb that the Municipal Planning Commission advise Town Council that the Municipal Planning Commission needs architectural controls and guidelines that can be used on development applications both residential and commercial and further that the eventual policy be attached to or form part of the Land Use By-Law.

**CARRIED.**

**ADJOURNMENT:**

Moved by Annette Clews that the meeting be adjourned at 6:35 P.M. **CARRIED**