

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA
HELD MONDAY, SEPTEMBER 8TH, 2008, 4:30 P.M., TOWN OFFICE**

PRESENT:

Chairperson Paul Webb and members Patricia Toone,, Annette Clews, Roy Cummings
Bob McIntyre and Ninette Savage-Howe.

ABSENT:

Joe Henze

STAFF:

Assistant Development Officer Tracy Evans

OTHERS:

James T. Waugh and Robert Doolaege

CALL TO ORDER:

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

AGENDA:

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

ADOPTION OF MINUTES:

Minutes of the August 18th, 2008 regular meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the August 18th, 2008 regular meeting
as presented. **CARRIED**

BUSINESS:

5.1 Development Application No. 2008091

Lot 5, Block 17, Plan 9912954

8' X 8' covered deck extension.

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

5.2 Development Application No. 2008093

Lot 4, Block 8, Plan 7610139

6047.3 SQFT, 5 Unit Condominium w/ 931 SQFT attached garage utilizing the existing structure. Relaxation of East side for elevated balcony to property line.

Moved by Ninette Savage-Howe that Development Permit No. 2008093 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) Future accessory buildings such as sheds, greenhouse, ect. shall not be placed closer than 1.0 meters to side or rear property boundaries nor closer to a side street than the main building, (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) That you submit to the Town Office copies of applicable permits and inspection reports (Gas, Plumbing & Electrical) for this project, (8) All contractors associated with project are to obtain a Town of Sundre Business License, (9) Building grades and elevations must conform to the plan for the area, or if non- available, to be set by the Town of Sundre, (10) If upgrades to water or sewer service lines are required the water service line shall be 2" Series 160 Municipal water line and Sewer service line shall be minimum 4" Series SDR28 or SDR53. Cost of service line installation and road rehabilitation shall be at the sole expense of the applicant, (11) Any Water and Sewer line upgrades shall be inspected by the Town of Sundre public works staff prior to the ditches 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, (12) Minimum 1" black pipe must be used to each of the units from the gas meter, (13) 2" thick by 4' wide Styrofoam insulation must be placed in ditches above water and sewer lines after backfilling ditches to a level 2-3 ft below grade, (14) Provisions be made for the installation of the appropriate number of water meters. Notify the Town Office when ready for meter installation, (15) 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, (16) 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, (17) Any parking areas & driveways shall be hard surfaced with hot mix asphalt or reinforced concrete. All parking spaces shall be defined with painted lines, (18) All parking spaces shall be a minimum of 2.75 meters by 5.50 meters and have concrete bumpers or have a raised sidewalk placed at the front of the space, (19) Any hard or soft landscaping and paving shall be completed within one year of issuance of this permit.

CARRIED

5.3 Development Application No. 2008094

Lot 86, Plan 9711313

Replace existing RV w/ 2004, 8' X 31' RV and extend deck by 2'.

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

5.4 Development Application No. 2008095

Lot 8, Block 6, Plan 8111658

Change of Use – Outside fenced storage for rent, 3.64 m X 12.12 m Maintenance / Office Building.

Moved by Bob McIntyre that Development Permit No. 2008095 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) Elevation of the floor slab of all buildings must be more than 1093 meters above sea level, (7) Provisions be made for the installation of the appropriate number of water meters. Notify the Town Office when ready for meter installation, (9) 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, (10) All outdoor storage shall be screened, (11) No storage of hazardous materials.

CARRIED

MOUNTAIN VIEW COUNTY:

Application Referrals:

- (1) SE 34-32-5-W5M
Lot 5, Block 2, Plan 0812689
1 ½ miles South East of Sundre
File No. LP 08-114

2090 SQFT Single family dwelling

Application Referrals Continued.....

The previous item is 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 Referral provided that it is in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plan.

- (2) NW 14-33-5-W5M
Lot 9, Plan 8911541
½ mile East and 2 ½ miles North of Sundre
File No. DP 08-057

Bed & Breakfast

Moved by Annette Clews 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. Any future consideration of permanent structure will be required to fit into the urban overlay.

CARRIED.

OTHER BUSINESS:

None

ADJOURNMENT:

Moved by Ninette Savage-Howe that the meeting be adjourned at 4:55 P.M. **CARRIED**