

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA
HELD MONDAY, NOVEMBER 10TH, 2008, 7:00 P.M., TOWN OFFICE**

PRESENT:

Chairperson Paul Webb and members Patricia Toone, Gale Henderson White, Roy Cummings, Bob McIntyre, Joe Henze and Ninette Savage.

ABSENT:

STAFF: Assistant Development Officer Tracy Evans

OTHERS:

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 7:00 p.m.

AGENDA:

Moved by Bob McIntyre to adopt the regular agenda. **CARRIED**

ADOPTION OF MINUTES:

Minutes of the October 20th, 2008 regular meeting were presented for adoption.

Moved by Joe Henze to adopt the minutes of the October 20th, 2008 regular meeting as presented. **CARRIED**

BUSINESS:

5.1 Development Application No. 2008115

Lot 5, Block 6, Plan 1589GY

Change of Use – Thrift Store & 2, 10' X 12' storage sheds & 1, 8' X 10' shed.
12' X 12' fence for garbage / screening.

Moved by Bob McIntyre that Development Permit No. 2008115 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) A garbage dumpster is required to be situated on the lot, (6) All outdoor storage shall be screened.

CARRIED

5.2 Development Application No. 2008116

Lot 4, Block 3, Plan 9610892

Remove existing steps w/ landing & replace w/ 8' X 36' 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.

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5.3 Development Application No. 2008117

Lot 2, Block 3, Plan 0214333

30' X 50' cold storage shop, gravel floor & no services required.

Moved by Bob McIntyre that Development Permit No. 2008117 be deferred to the December 1st, 2008 Municipal Planning Commission meeting.

CARRIED

5.4 Development Application No. 2008118

Lot 41, Plan 962304

Replace existing RV w/ 2007, 12' X 38' 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.

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5.5 Development Application No. 2008119

Lot 6, Block 1, Plan 0211870

Change of use for existing 6000 SQFT commercial building, construct 10' X 20' office & add two washrooms, construct 24' X 32' open storage shed.

Moved by Roy Cummings that Development Permit No. 2008119 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 the project are to obtain a Town of Sundre Business License, (7) All outdoor storage shall be screened, (8) An on-site garbage dumpster is required to be situated on the lot, (9) Any signs (freestanding or building mounted) will require a separate Development Permit, (10) Subject to a detailed drawing to be submitted that is acceptable to the Municipal Planning with regard to 32' X 24' open storage, (11) Subject to a detailed landscaping and parking plan to be submitted upon completion of 5th Ave. S.W., that is that is acceptable to the Sundre Municipal Planning Commission with a minimum of 10% of the property being landscaped, (12) Subject to the completion of 5th Ave. S.W., where upon the balance of the property, excluding any areas to be landscaped, shall be hard surfaced with hot mix asphalt. All parking spaces shall be defined with painted lines, (13) Subject to the completion of 5th Ave. S.W., where upon 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. Loading spaces shall be a minimum of 3.50 meters by 8.00 meters and have a minimum of 4.60 meters of overhead clearance, (14) Subject to the completion of 5th Ave. S.W., where upon all hard and soft landscaping and lot paving shall be completed within one year of receipt of approved landscaping and parking plan by the Municipal Planning Commission, (15) Building grades and elevations must conform to the plan for the area, or if non-available to be set by the Town of Sundre.

CARRIED

5.6 Development Application No. 2008120

Lot 1-12, Block 7, Plan 6171HI

Replace existing leaking roof w/ "A" frame roof.

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

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MOUNTAIN VIEW COUNTY:

None

OTHER BUSINESS:

Moved by Roy Cummings that both the owner and applicant receive copies of development permits.

CARRIED

Moved by Roy Cummings that land titles are to accompany all development applications before processing at the applicant's sole expense.

CARRIED

Moved by Joe Henze that non-conforming use and non-conforming buildings can be approved through the development department in accordance with the Municipal Government Act with regard to routine maintenance of the building, if the development authority considers it necessary, or in accordance with a land use bylaw that provides minor variance powers to the development authority.

CARRIED

ADJOURNMENT:

Moved by Roy Cummings that the meeting be adjourned at 8:20 P.M. **CARRIED**