

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION
OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA HELD MONDAY, MARCH
30TH, 2009, 7:00 P.M., TOWN OFFICE**

PRESENT:

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

ABSENT:

STAFF:

Development Officer, John Whitesell
Assistant Development Officer, Denica Crosbie

OTHERS: Penny Dubois, Nancy Ashton, Dave Jackson

CALL TO ORDER:

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

AGENDA:

Moved by Roy Cummings to adopt the regular agenda with additions. **CARRIED**

ADOPTION OF MINUTES:

Minutes of the Monday March 9th, 2009 regular meeting were presented for adoption.

Moved by Joe Henze to adopt the minutes of the March 9th, 2009 regular meeting as presented.
CARRIED

BUSINESS:

5.1 Development Application No. 2009011

Lot 17, Block 1, Plan 1347GF

Remove two bathrooms and partition walls from south office and construct dividing wall in laundromat work area and replace pass through window with solid core tempered glass dutch door.

Moved by Roy Cummings that Development Permit No. 2009011 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 including the Alberta Building Code. **CARRIED**

5.2 Development Application No. 2009012

Lot 2, Block 1, Plan 6665JK

Leasehold improvements for a new retail liquor store.

Moved by Roy Cummings that Development Permit No. 2009012 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 including the Alberta Building Code, (5) All contractors associated with the project are to obtain a Town of Sundre Business License, (6) The balance of the property excluding any areas to be landscaped shall be hard surfaced, (7) 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. All parking shall be defined with painted lines, (8) Any hard or soft landscaping and lot paving shall be completed within one year of issuance of this permit, (9) Proper dimension drawings to be submitted for the front entrance facade. Drawings to show exact placement of support posts on sidewalks. A request for decision will be sent to Council for the April 27th, 2009 Council Meeting. **CARRIED**

5.3 Development Application No. 2009014

Lots 1-4, Block 5, Plan 1589GY

Site used to sell Park Model RV's on lot with temporary office.

Moved by Pat Toone that Development Permit No. 2009014 be deferred until the Municipal Planning Commission receives a more detailed drawing showing the size of lot, landscape plan, number of parking stalls and clarification for access to the property.

MOUNTAIN VIEW COUNTY:

Application Referral:

- 6.1** NW 22-32-5W5
File No. - DP 09-015
2 ¼ miles South of Sundre on Highway 760

Replace Dwelling Unit with 14'X 68' 1977 Mobile Home

Moved by Roy Cummings 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 provided that it is in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plan.
CARRIED

- 6.2** NE 32-32-5W5
File No. - DP 09-024
West of Town of Sundre

Portable Industrial Chemical Storage Dock

Moved by Bob McIntyre 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 provided that it is in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plan. The Municipal Planning Commission requests that the applicant forward a list of chemicals stored in the containment to the Town of Sundre Fire Department. **CARRIED**

- 6.3** NW 10-33-5W5
Approx. 1 ¾ miles North of Sundre
File No. LP 09-005

1536 SQFT Single Family Dwelling with 475 SQFT attached garage.

Moved by Joe Henze 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 provided that it is in compliance with the Urban Fringe Area Development Agreement and any applicable Area Structure Plan. **CARRIED**

- 6.4** SE 5-33-5-W5M
Approx. 1 mile west of Sundre
File No. DP 07-003

Subdivide 14.2 acres from balance of Quarter to create 4, 2.5 acre Commercial Parcels.

Moved by Ninette Savage that the Municipal Planning Commission withdraw their letter of support due to the Town of Sundre's annexation, and submit a letter to the Municipal Government Board expressing the Town of Sundre's opposition to the subdivision. **CARRIED**

OTHER BUSINESS:

There was discussion whether a development permit would be required for a Real Estate office to relocate to 605 Main Ave East. No development permit is required as long as no structural changes are made to the premises and there is no change in occupancy type.

There was discussion if a development permit would be required to have signage changed. No development permit is required as long as there are no structural changes made to the sign and it conforms with the Land Use By-Law 705 with amendments.

ADJOURNMENT:

Moved by Gale Henderson White that the meeting be adjourned at 8:00 P.M.
CARRIED