

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION
OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA HELD
MONDAY, JUNE 1ST, 2009, 7:00 P.M., TOWN OFFICE**

PRESENT:

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

ABSENT:

Ninette Savage

STAFF:

Assistant Development Officer, Denica Crosbie

OTHERS:

Mel Nielsen

CALL TO ORDER:

Chairperson Paul Webb called the meeting to order at 6:58 p.m.

AGENDA:

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

ADOPTION OF MINUTES:

Minutes of the Monday May 11th, 2009 regular meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the May 11th, 2009 regular meeting as presented. **CARRIED**

BUSINESS:

4.1 Development Application No. 2009034

Lot 32, Block 1, Plan 8611359
Civic Address: 32 402 - 4th Street N.W.

Build 11' X 26' Addition (286 sq.ft.) and 11' X13' Deck with new roof on addition and mobile home.

Approved by 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) All contractors associated with the project are to obtain a Town of Sundre Business License, (6) 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 expense, (7) 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 expense, (8) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense.

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4.2 Development Application No. 2009035

Lot 4, Block 1, Plan 0312972
Civic Address: 3 Noblefern Way S.W.

12' X 20' Tent Garage

Approved by 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 expense, (6) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense.

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4.3 Development Application No. 2009036

Lot 18, Plan 8010970
Civic Address: 18, 420 Centre Street North

Remove old deck and stairs and replace with new.

Approved by 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) All contractors associated with project are to obtain a Town of Sundre Business License, (6) 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 expense, (7) 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 expense, (8) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense. **RECEIVED FOR INFORMATION**

4.4 Development Application No. 2009038

Block 1, Plan 8611359
Civic Address: 402 4th Street N.W.

Add 2 lots to first row at north end of property beside lot #15.

Moved by Bob McIntyre that Development Permit No. 2009038 be approved subject the following conditions (1) One additional lot be granted for mobile home, and the balance of the proposed 2nd lot and storage area to be converted to park area, as per 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) Water service line shall be ¾ " or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (7) Water and sewer lines shall be inspected by the Town of Sundre public works staff prior to the ditch 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, (8) 2" thick by 4' wide Styrofoam insulation must be placed in ditch above water and sewer lines after backfilling ditch to a level 2-3 feet below grade, (9) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense, (10) This permit is approved with the understanding that there are no offsite effects, (11) It is the owner's responsibility to determine whether the use approved by this Development Permit is, in fact, achievable or whether such use may be constrained or precluded by site conditions including constraints on use resulting from environmental conditions or legislation, or both, (12) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta). **CARRIED.**

4.5 Development Application No. 2009039

Lot 156, Plan 9812180
Civic Address: 156, 200 - 4th Avenue S.W.

10' X 12' guest house with 4' deck.

Approved by 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, (5) All Provincial Government regulations where applicable. **RECEIVED FOR INFORMATION**

4.6 Development Application No. 2009040

Lot 15, Block 9, Plan 7611274
Civic Address: 811 2nd Street N.E.

New covered entry with window above entrance and replace front doors.

Approved by 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) All contractors associated with project are to obtain a Town of Sundre Business License, (6) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any services, the repairs will be completed at the applicant's sole expense. **RECEIVED FOR INFORMATION**

4.7 Development Application No. 2009041

Lot 186, Plan 9812536
Civic Address: #186, 200 - 4th Avenue S.W.

12' X 40' Park Model with 10' X 25' deck with railing. Relocate cabin from north to east side of property.

Approved by John Whitesell subject to the following conditions; (1) As per application 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**

MOUNTAIN VIEW COUNTY:

OTHER BUSINESS:

ADJOURNMENT:

Moved by Roy Cummings that the meeting be adjourned at 7:16 P.M. **CARRIED**