

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION  
OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA HELD  
MONDAY, JULY 13TH, 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:**

Jim Brosh

**CALL TO ORDER:**

Chairperson Paul Webb called the meeting to order at 7:05 p.m.

**AGENDA:**

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

**ADOPTION OF MINUTES:**

Minutes of the Monday June 22<sup>nd</sup>, 2009 regular meeting were presented for adoption.

Moved by Bob McIntyre to adopt the minutes of the June 22<sup>nd</sup>, 2009 regular meeting as presented. **CARRIED**

**BUSINESS:**

**4.1 Development Application No. 2009052**

Lot 19 & 20, Block 4, Plan 9411604  
Civic Address: 605 - 5<sup>th</sup> Avenue S.W.

Construct 12' X 20" shed.

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 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, (7) 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**

#### **4.2 Development Application No. 2009053**

Lot 3 & 4, Block 1, Plan 8810967  
Civic Address: 706 & 806 Main Avenue East

Use of property for public parking with restrictions.

Moved by Bob McIntyre that Development Permit 2009053 be approved subject the following conditions; (1) As per application, (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) Lot must be levelled and gravelled, kept clean of garbage/debris and have proper weed control, (6) Boulevard grass to be cleaned and maintained, (7) Post restriction signs that state “**No Engine Idling**” and “**No overnight parking from 11 p.m. to 6 a.m.**”, (8) Continuation of the 8' wood fence on the north end of the property at flood plain grade level. Covering the entire property line west to east to provide barrier for light and sound, (9) All contractors associated with the project are to obtain a Town of Sundre Business License, (10) Dust control acceptable to the Town, (11) Valid for two years from Development Permit date of issuance. Use of land beyond this date will require a new application, (12) Widen driveway opening to avoid damage to the curbs, permission to be granted from Alberta Transportation, (13) Conditions must be completed by September 30, 2009, (14) 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 expense. **CARRIED**

#### **4.3 Development Application No. 2009054**

Lot 18, Block 11, Plan 7911066  
Civic Address: 120 10<sup>th</sup> Avenue N.E.

Assemble 6' X 10' greenhouse.

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 accessory buildings such as sheds, greenhouses, etc., shall not be placed closer than 1.0 meters to side or rear of property boundaries. **RECEIVED FOR INFORMATION**

#### **4.4 Development Application No. 2009055**

Lot 100, Block 3, Plan 8010730  
Civic Address: 213 4<sup>th</sup> Street N.W.

11.5' X 50' Addition with relaxation of minimum side yard setback from 1.5 m to 1.24 m and attached structure relaxation from 6.0 m to 3.0 m.

Moved by Bob McIntyre that Development Permit No. 2009055 be approved subject 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) 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. (7) 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. **CARRIED**

#### **4.5 Development Application No. 2009056**

Lot 1, Block 4, Plan 9610892  
Civic Address: 401 6<sup>th</sup> Street N.W.

Home occupation – Hair Studio

Moved by Roy Cummings that Development Permit No. 2009056 be approved subject 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 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 neighbourhood, 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, or any outside storage of material, commodities or finished products. **CARRIED**

#### **4.6 Development Application No. 2009057**

Lot 1, Block 11, Plan 7911066  
Civic Address: 102 9<sup>th</sup> Avenue N.E.

Construct 20' X 20' detached 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) Garage must have siding that compliments the home, (6) No gas line may be covered by a permanent of 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, (7) Future accessory buildings such as sheds, greenhouses, etc., shall not be placed closer than 1.0 meters to side or rear of property boundaries. **RECEIVED FOR INFORMATION**

**4.7 Development Application No. 2009058**

Lot 10, Block 8, Plan 7546JK  
Civic Address: 601 2<sup>nd</sup> Street N.E.

Construct a 9' X 12' front porch, and a 11' X 25' carport with relaxation of side yard setback from 1.5 m to 0 m.

Moved by Joe Henze that Development Permit No. 2009058 be approved subject 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) 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. (6) Garage must have siding that compliments the home, (7) 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. **CARRIED**

**MOUNTAIN VIEW COUNTY:**

File Update  
Proposed Subdivision  
SE 5-33-5-W5M

The file was appealed with the Municipal Government Board. The appeal was denied and the subdivision was refused.

**OTHER BUSINESS:**

Advised that Development Permit 2009050 has been modified from a detached to an attached garage.

**ADJOURNMENT:**

Moved by Roy Cummings that the meeting be adjourned at 8:00 P.M. **CARRIED**