

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION  
OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA HELD  
MONDAY, AUGUST 24TH, 2009, 7:00 P.M., TOWN OFFICE**

**PRESENT:**

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

**ABSENT:**

Ninette Savage

**STAFF:**

Subdivision / Development Officer, John Whitesell  
Assistant Development Officer, Denica Crosbie

**OTHERS:**

**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 Tuesday August 4<sup>th</sup>, 2009 regular meeting were presented for adoption.

Moved by Joe Henze to adopt the minutes of the August 4<sup>th</sup>, 2009 regular meeting as presented. **CARRIED**

**BUSINESS:**

**4.1 Development Application No. 2009074**

Block 2B, Plan 8811571  
Civic Address: 602 4<sup>th</sup> Avenue S.W.

Construct 26' X 14' Shop

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) 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, (8) Should the land adjacent to the applicant's property not be developed by September 30, 2010 and the gas line continues to run under the 26' X 14' shop, the gas line will be relocated at the applicant's sole expense, (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.

**RECEIVED FOR INFORMATION**

#### **4.2 Development Application No. 2009075**

Lot 14, Block 10, Plan 7611274  
Civic Address: 812 2<sup>nd</sup> Street N.E.

Home Occupation – Roofing Business

Moved by Gale Henderson-White that Development Permit 2009075 be refused subject the following conditions; (1) Landlord will not given written approval for home based business. **CARRIED**

#### **4.3 Development Application No. 2009077**

Lot 32, Block 15, Plan 9912954  
Civic Address: 223 11A Avenue N.E.

1495 sq.ft. 1 ½ Story Single Family Dwelling w/ 558 sq.ft. attached garage, 90 sq.ft. covered verandah and 112 sq.ft rear 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, (4) All Provincial Government regulations where applicable, (5) Real Property Report must be submitted to the Town Office immediately upon completion of the framing of all structures listed on the Development Application, (6) All contractors associated with the project are to obtain a Town of Sundre Business License, (7) Building grades and elevations must conform to the building grade sheets for the property, (8) Water service line shall be 3/4" or 1" Series 160 Municipal water line and Sewer service line shall be 4" Series SDR 28 or SDR 35, (9) 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, (10) 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, (11) Provisions be made for your plumber to install a water meter, supplied by the Town of Sundre. Notify the Town Office when ready for meter installation, (12) Minimum overall density of trees – one tree per 100 m<sup>2</sup> of the required 30% landscaped area and boulevard, (13) 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, (14) This permit is approved with the understanding that there are no offsite effects, (15) 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, (16) This permit is subject to all relevant environmental legislation and the Environmental Protection and Enhancement Act (Alberta). **RECEIVED FOR INFORMATION**

#### **4.4 Development Application No. 2009080**

Lot 30, Block 3, Plan 8010730  
Civic Address: 201 – 5<sup>th</sup> St. N.W.

Home Occupation – Esthetics Business

Moved by Gale Henderson-White that Development Permit 2009062 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 exterior sign, display or advertising, nor any interior signs visible from the exterior, (6) No commodity/service other than approved shall be sold, (7) The home occupation shall not be staffed on site by any person(s) other than a resident of the dwelling, (8) The Development Permit may be revoked if complaints are received, (9) 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, (10) Noise must be kept to a minimum, (11) No unsightly storage on the premises, or any outside storage of material, commodities or finished products. **CARRIED**

#### **MOUNTAIN VIEW COUNTY:**

##### **Application Referral:**

(1) NE 36-32-6-W5M, Plan 9311926, Block 1  
File No. PLDP 09-048  
Dog and Cat Boarding Kennel

Moved by Roy Cummings that the Town of Sundre has no objections/concerns with the above mentioned Application Referral provided that it is in compliance with the Sundre / Mountain View County Inter-Municipal Development Plan and any applicable Area Structure Plan. As this kennel development has the potential to appear as an eyesore if not constructed properly or screened from public view, we would encourage the County and the applicant to follow the intent of the draft South McDougal Flats Area Structure Plan to ensure that the property does not detract from the Community Hall area or the adjacent McDougal Flats Chapel Missionary Church.

In particular, the following sections of the draft ASP apply:

##### 7.4 Highway 574 Corridor

Which states that there is a major desire to improve aesthetics of corridor – should be more visually appealing to the public.

##### 8.3.1 Goals

b) To create a visually appealing highway corridor between SMF and the Town of Sundre

##### 8.3.2 Objectives

b) To ensure the highest standards for new development including the application of architectural and landscaping guidelines that compliment the historic western lifestyle of the area and that improve the appearance of the Highway.

**OTHER BUSINESS:**

There was discussion regarding Robin Hood Treehouse. MPC proposes that council review the Land Use By-Law with amendments regarding garage / yard sales.

There was discussion regarding a food bank located in the Sundre area.

**ADJOURNMENT:**

Moved by Bob McIntyre that the meeting be adjourned at 7:32 P.M. **CARRIED**