

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA
HELD MONDAY, OCTOBER 5TH, 2009, 7:00 P.M., TOWN OFFICE**

PRESENT:

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

STAFF:

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

OTHERS: Gerton Klis

CALL TO ORDER:

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

AGENDA:

Moved by Roy Cummings to adopt the regular agenda with the addition of Application No. 2009089. **CARRIED.**

ADOPTION OF MINUTES:

Minutes of the Monday September 14th, 2009 regular meeting were presented for adoption.

Moved by Joe Henze to adopt the minutes of the September 14th, 2009 regular meeting as presented. **CARRIED.**

BUSINESS:

4.1 Development Application No. 2009083

Lot 12, Block 4, Plan 9610892
Civic Address: 605 - 4th Avenue N.W.

Roof over existing 12' X 25' concrete pad on east side of home facing 5th St.

Moved by Patricia Toone that Development Permit No. 2009083 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) All contractors associated with the project are to obtain a Town of Sundre Business License. **CARRIED.**

4.2 Development Application No. 2009084

Lot 9, Block B, Plan 7720FF
Civic Address: 107 3rd St. N.W.

Use of home for office space

Lot 1, Block 3, Plan 8010730

Use of portion of property for product display and sales office.

Moved by Ninette Savage that a decision on Development Permit 2009084 be deferred until the October 26th, 2009 meeting to allow the applicant to submit a detailed site and landscaping plan showing where on the lot the sales office, the show buildings, parking and vehicular access points will be located and location & type of landscaping being provided. **CARRIED.**

4.3 Development Application No. 2009085

Lot 15A, Block 1, Plan 8611359
Civic Address: 15A, 402 – 4th St. N.W.

Move in 1983 Mobile Home on new lot.

Moved by Bob McIntyre that Development Permit 2009085 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) Provisions be made for your plumber to install a water meter supplied by the Town of Sundre in the dwelling unit. Notify the Town Office when ready for meter installation, (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 service, the repairs will be completed at the applicants sole expense. **CARRIED.**

4.4 Development Application No. 2009086

SW 10-33-5-W5M

Strip and grade property in preparation for spring 2010 Phase I construction.

Moved by Roy Cummings that Development Permit No. 2009086 be approved subject to the following conditions; (1) As per application and plans 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

Development Application No. 2009086 - continued

Land Use By-Law No. 705 with amendments, (4) All Provincial Government regulations where applicable, (5) A security deposit in the amount of \$30,000 delivered to the Town of Sundre by way of an Irrevocable Letter of Credit or other security satisfactory to the Town, (6) Enter into a Development Agreement that addresses matters such as drainage control, security deposits and other matters prior to commencement, (7) Grading & stripping work must be completed by December 31, 2009. **CARRIED.**

4.5 Development Application No. 2009087

Lot 7, Block 2, Plan 0412879
Civic Address: 614 – 6th Ave. S.W.

Construct 16' X 28' single car 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) 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) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages any service, the repairs will be completed at the applicant's sole expense. **RECEIVED FOR INFORMATION**

4.6 Development Application No. 2009088

Lot 1, Block 1, Plan 0210126
Civic Address: 104 – 6th St. N.W.

Use of former caretaker suite for rental accommodations and use former electrical equipment supply store as a shoe manufacturing facility.

Moved by Ninette Savage that Development Permit No. 2009088 be approved subject to the following conditions; (1) As per application and plans 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. **CARRIED.**

4.7 Development Application No. 2009089

Lot 2, Block 1, Plan 1347GF
Civic Address: Bays 1-3, 110 – Main Ave. West

Use of existing commercial space for store selling damaged freight and surplus items.

Moved by Bob McIntyre that Development Permit No. 2009089 be approved subject to the following conditions; (1) As per application and plans 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. **CARRIED.**

MOUNTAIN VIEW COUNTY:

Application Referral:

NE 32-32-5-W5M, Plan 0110257, Block 2, Lot 7
File No. PLDP 20090000096
2400 Sq. Ft. Office, shop & storage building

Moved by Joe Henze that the Town of Sundre send a notice to Mountain View County indicating 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 development is located in the industrial subdivision adjacent to the Town of Sundre and is visible to the public on a daily basis, 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 is landscaped so that it is pleasing to the public eye. **CARRIED.**

OTHER BUSINESS:

6.1 Development Application No. 2009053

Lots 3 & 4, Block 1, Plan 8810967
Civic Address: 706 & 806 Main Ave. East

Request for a 60 day extension to condition no. 13 which required work to be completed by September 30th, 2009.

Moved by Ninette Savage that an the request for a 60 day extension be denied and that an Order of Compliance be issued to the applicant requiring them to complete (a) Condition No. 10 of Development Permit No. 2009053 (Dust control measures acceptable to the Town of Sundre within 5 working days of receipt of the Order by the applicant or their agent, have restriction signs, (b) Condition No. 7 (Post restriction signs that state “No Engine Idling” and “No

Development Application No. 2009053 - continued

Overnight Parking from 11 P.M. to 6 A.M.” within 10 working days of receipt of the order, (c) All signage must be of a size that is easily readable by the public and of sufficient quantities to ensure that they are seen and (d) All other conditions of Development Permit No. 2009053 be completed by June 30th, 2009. Failure to comply with this order will require that the property be closed to public vehicular travel and secured to enforce the closure. **CARRIED.**

ADJOURNMENT:

Moved by Gale Henderson-White that the meeting be adjourned at 8:20 P.M.
CARRIED