

**MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL PLANNING  
COMMISSION OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA  
HELD MONDAY, OCTOBER 26<sup>TH</sup>, 2009, 7:00 P.M., TOWN OFFICE**

**PRESENT:**

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

**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 Joe Henze to adopt the regular agenda. **CARRIED**

**ADOPTION OF MINUTES:**

Minutes of the Monday October 5<sup>th</sup>, 2009 regular meeting were presented for adoption.

Moved by Roy Cummings to adopt the minutes of the October 5<sup>th</sup>, 2009 regular meeting as presented. **CARRIED**

**BUSINESS:**

**4.1     Development Application No. 2009084**

Lot 9, Block B, Plan 7720FF  
Civic Address: 107 3<sup>rd</sup> Street N.W.

Use of home for office space

(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

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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, (13) Home occupations are to obtain a Town of Sundre Business License.

Lot 1, Block 3, Plan 8010730  
Civic Address: 556 Main Avenue West

Use of portion of property for product display and sales office

Moved by Joe Henze that Development Permit No. 2009084 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 signage shall be visible from the exterior until drawings have been submitted and approved by the Town of Sundre, (6) No commodity/service other than approved shall be sold, (7) All outdoor storage shall be screened, (8) Requires a Town of Sundre Business License, (9) Based on a one year term from the date of approval of Development Permit. In favor Joe Henze, Roy Cummings, Paul Webb, Against Gale Henderson-White, Bob McIntyre, Patricia Toone. **DEFEATED**

Application denied due to failure to submit a landscaping plan with application.

#### **4.2 Development Application No. 2009090**

Lot 19 & 20, Plan 6114JK  
Civic Address: 104 Main Avenue East

Auto and ATV Sales & Service

Approved by John Whitesell subject to 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) All outdoor storage shall be screened, (6) Requires a Town of Sundre Business License.

**RECEIVED FOR INFORMATION**

#### **4.3 Development Application No. 2009091**

Lot 15, Block 11, Plan 7911066  
Civic Address: 126 10<sup>th</sup> Avenue N.E.

Tear down and rebuild 16' X 10' 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) All contractors associated with the project are to obtain a Town of Sundre Business License, (6) Gas meters cannot be blocked and must remain accessible. If a gas meter requires relocation, it 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 and services, the repairs will be completed at the applicant's sole expense. **RECEIVED FOR INFORMATION**

#### **4.4 Development Application No. 2009092**

Lot 88, Plan 9711313  
Civic Address: #88, 200 4<sup>th</sup> Avenue S.W.

Construct 12' X 24' Addition

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) Before development begins, Alberta 1 Call must be contacted by the applicant to have all services and utilities marked and if development damages and 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. **RECEIVED FOR INFORMATION**

#### **4.5 Development Application No. 2009093**

Lot 1 & 2, Block J, Plan 2504GO  
Civic Address: 586 Main Avenue W (Bay 2)

Use of existing commercial space for construction company and replace insert in existing sign can

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) Applicant to obtain a Town of Sundre Business License. **RECEIVED FOR INFORMATION**

**4.6 Development Application No. 2009094**

Block R, Plan 772OFF  
Civic Address: 102 2<sup>nd</sup> Street S.W.

Use existing room for nail salon

Moved by Bob McIntyre that Development Permit No. 2009094 be approved subject to 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) Requires a Town of Sundre Business License. **CARRIED**

**4.7 Development Application No. 2009096**

Block R, Plan 772OFF  
Civic Address: 102 2<sup>nd</sup> Avenue S.W.

Home Décor, Home Staging, Home Decorating & Collectibles.

Moved by Bob McIntyre that Development Permit No. 2009096 be approved subject to 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) Requires a Town of Sundre Business License. **CARRIED**

**4.8 Development Application No. 2009097**

Lot 6, Block C, Plan 0912355  
Civic Address: 8 Prairie Creek Close

Construct 28' X 32' 2 storey garage / shop

Moved by Joe Henze that Development Permit No. 2009097 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,

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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. **CARRIED**

## MOUNTAIN VIEW COUNTY:

### Application Referral:

NE 32-32-5-W5M, Plan 9010089, Lot 1  
File No. PLDP 2009-119  
Industrial Tank Farm Containment

Moved by Bob McIntyre 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.

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. **CARRIED**

OTHER BUSINESS:

Lot 10, Plan 9612304 (Riverside RV Park)  
Civic Address: 10, 200 – 4<sup>th</sup> Ave. S.W.

Moved by Bob McIntyre that Development Permit No. 2007072 be approved upon successful inspections of Building, Electrical and Plumbing Permits. Bob McIntyre moved that Riverside RV Condo Association bring all non CSA units to Alberta Building Code Standards.

Municipal Planning Commission directed the Development / Subdivision Officer to see that all other units are brought to Alberta Code Standards by a Building Inspector.

Municipal Planning Commission directed the Development / Subdivision Officer to submit a By-Law to revise By-Law 705 with amendments to allow Park Models built outside a certified factory provided all inspections by all building disciplines are done prior to being delivered to a RV lot within the corporate limits of the Town of Sundre.

ADJOURNMENT:

Moved by Gale Henderson-White that the meeting be adjourned at 7:34 P.M.  
**CARRIED**