

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

PRESENT:

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

ABSENT:

Bob McIntyre

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 Ninette Savage to adopt the regular agenda with additions. **CARRIED**

ADOPTION OF MINUTES:

Minutes of the Monday November 16th, 2009 regular meeting were presented for adoption.

Moved by Joe Henze to adopt the minutes of the November 16th, 2009 regular meeting as presented. **CARRIED**

BUSINESS:

4.1 Development Application No. 2009104

Lot 27, Block 14, Plan 0814094
Civic Address: 215 12th Avenue N.E.

1235 sq.ft. single family dwelling with 432 sq.ft. attached garage and 8' X 8' front deck and 13' X 14' 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) A 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

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meter installation, (12) Minimum overall density of trees – one tree per 100 m² 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**

ADJOURNMENT:

Moved by Gale Henderson-White that the meeting be adjourned at 7:02 P.M. **CARRIED**