

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF SUNDRE IN
THE PROVINCE OF ALBERTA HELD MONDAY September 8th, 2015, 6:00 P.M., IN THE
TOWN OF SUNDRE COUNCIL CHAMBERS**

PRESENT: Chairperson Chris Vardas, and members Paul Isaac, Gabrielle Grainger, Robert Dales and Jodi Orr, Jason Spurrier, Connie Anderson

ABSENT:

STAFF: Denica Crosbie, Planner
Michelle Smith, Development Officer

OTHERS: Joyce Wallace, Leanne Hudson

CALL TO ORDER:

Chairperson Chris Vardas called the meeting to order at 5:58 pm. **CARRIED**

AGENDA:

Moved by Connie Anderson to approve the September 8, 2015 agenda with additions 8.2, 8.3, 8.4 & 8.5 and corrections to 4.1. **CARRIED**

ADOPTION OF MINUTES:

Minutes of the Monday July 7th, 2015 regular meeting were presented for adoption.

Moved by Gabrielle Grainger to approve the minutes of July 7th, 2015 as presented. **CARRIED**

BUSINESS:

DEVELOPMENT PERMIT APPLICATIONS – PERMITTED - RECEIVED FOR INFORMATION:

- 4.1 Development Permit No. 2015-035
Lot 64, Plan 9812525
Civic Address: 64, 200 4th Avenue SW
Deck upper 12'x 15' and lower deck 12' x 14'
- 4.2 Development Permit No. 2015-036
Lot 14, Block 1, Plan 8611359
Civic Address: #4, 402 4 Street NW
Deck 8' x 10' and landing 5' x 10', ramps 4' x 13' and 4' x 16'
- 4.3 Development Permit No. 2015-037
Lot 12, Block F, Plan 3475JK
Civic Address: 209 2nd Street NE
Deck 12' x 16'
- 4.4 Development Permit No. 2015-040
Lot 9, Plan 9612304
Civic Address: 9, 200 4th Avenue SW
Recreation Vehicle Park Model 14' x 38', Adjacent & Detached Accessory Structures

- 4.5 Development Permit No. 2015-041
Lot 67, Plan 9612304
Civic Address: 67, 200 4th Avenue SW
Recreation Vehicle Park Model 14' x 38', Adjacent & Detached Accessory Structures
- 4.6 Development Permit No. 2015-042
Lot 13, Plan 8910920
Civic Address: 801 Main Avenue West
Addition to an existing commercial building
- 4.7 Development Permit No. 2015-043
Lots 2 & 3, Block 1, Plan 1347GF
Civic Address: 3, 110 Main Avenue W
Change of Use – Offices (Dental Hygiene Clinic)
- 4.8 Development Permit No. 2015-047
Lot 165, Plan 9612304
Civic Address: 165, 200 4th Avenue SW
Park Model 14' x 38.5', Adjacent & Detached Accessory Structures
- 4.9 Development Permit No. 2015-048
Lot 3, Block 2, Plan 9111940
Civic Address: 822 1st Street NW
New decks 6' x 15', 3' x 6' and roof 10' x 12'
- 4.10 Development Permit No. 2015-049
Lot 131, Plan 9812180
Civic Address: 131, 200 4th Avenue SW
Recreational Vehicle 8' x 40', Adjacent & Detached Accessory Structures

DEVELOPMENT PERMIT APPLICATIONS – DISCRETIONARY - DECISION REQUIRED:

- 5.1 Development Permit Application No. 2015-026
Lot 7, Block 1, Plan 1310317
Civic Address: 818 5th Avenue SW

Freestanding Sign variance to height from 6.0m & Fascia Sign on washroom/showers
Decision Required

MPC Member Paul Isaac declares a conflict of interest and removes himself from voting on Development Permit Application 2015-026.

Moved by Jodi Orr that Development Permit 2015-026 be approved with the recommended Development Permit Conditions, Option 1 as presented. **CARRIED**

MPC Member Paul Isaac returns.

- 5.2 Development Permit Application No. 2015-044
Lot 4, Block 4, Plan 5664GI
Civic Address: 107 1 Street SW

Demolition of existing buildings/structure

Decision Required – Ratify email vote

Moved by Jason Spurrier that Development Permit 2015-044 be approved with the recommended Development Permit Conditions, Option 1 as presented with corrections to conditions. **CARRIED**

- 5.3 Development Permit Application No. 2015-045
Lot 3, Block B, Plan 7447ER
Civic Address: 306 Main Avenue West

Portable Signs – Sandwich Boards “A” Frame

Decision Required

Moved by Jodi Orr that Development Permit 2015-045 be approved with the recommended Development Permit Conditions, Option 1 as presented. **CARRIED**

- 5.4 Development Permit Application No. 2015-039
Lot 8, Block 1, Plan 4875FQ
Civic Address: 989 1st Avenue NE

Variance/Relaxation on front, rear and side yard setbacks on Single-family Dwelling and Accessory Building (shed)

Decision Required

Moved by Robert Dales that Development Permit 2015-039 be approved with the recommended Development Permit Conditions, Option 2 as presented. **CARRIED**

SUBDIVISIONS:

6.1

MOUNTAIN VIEW COUNTY:

- 7.1 Application Referral PLDP20150343
NE 3-33-5-5
Plan 9913133, Block 3

***Addition to Existing Building & Accessory Building – Pole Shed
Received for Information***

- 7.2 Application Referral PLDP20150335
NE 32-32-5-5
Plan 0613759, Block 5, Lot 1

***Industrial Storage Warehousing
Received for Information***

OTHER BUSINESS:

- 8.1 Upcoming 2016 Town of Sundre Council's Organizational Meeting – October 26th
- 8.2 Update on Land Use Bylaw rewrite
- 8.3 Discussion regarding Land Use Bylaw and Recreation Vehicles
- 8.4 Discussion and update on the Prairie Creek Development
- 8.5 Enforcements
Planning & Development updated MPC that enforcements are being targeted in 3 areas. Signage, DP Conditions and Land Use.

First stage, Signage, Notice was given to all businesses that do not have a permit for signage and advised that all signage requires a Development Permit. As a result of the Notices signage has been cleaned up along the Main Avenue corridor. The second stage is reviewing Development Permit conditions on all commercial developments to ensure all conditions have been met. The third stage will be notifying all vacant landowners regarding the Permitted and Discretionary Uses in the Land Use Bylaw.

ADJOURNMENT:

Moved by Connie Anderson that the meeting be adjourned at 6:54 pm. CARRIED



Chairperson

I hereby certify these minutes are correct.



Municipal Planning Commission Secretary

Date: September 8, 2015