

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF SUNDRE IN
THE PROVINCE OF ALBERTA HELD MONDAY JUNE 13, 2016, 6:00 P.M., IN THE TOWN
OF SUNDRE COUNCIL CHAMBERS**

PRESENT: Chairperson Chris Vardas and members, Robert Dales, Brad Lindeburgh, Jason Spurrier, Connie Anderson, Gabrielle Grainger and Cheri Funke

ABSENT: Paul Isaac

STAFF: Denica Crosbie, Planner
Michelle Smith, Development Officer
Angie Lucas, Director of Planning and Operational Services

OTHERS: Sandra Smith, Greg Campkin, Peter Jones

CALL TO ORDER:

Chairperson Chris Vardas called the meeting to order at 6:00 pm. **CARRIED**

AGENDA:

Moved by Robert Dales to approve the June 13, 2016 agenda as presented. **CARRIED**

ADOPTION OF MINUTES:

Minutes of the Monday May 9, 2016 regular meeting were presented for adoption.

Moved by Gabrielle Grainger to approve the Minutes of May 9, 2016 as presented. **CARRIED**

BUSINESS:

DEVELOPMENT PERMIT APPLICATIONS – PERMITTED - RECEIVED FOR INFORMATION:

- 4.1 Development Permit Application No. 2016-020
Lot 6, Plan 4835GD
Civic Address: 505 Centre Street N
- 4.2 Development Permit Application No. 2016-021
Lot 62, Plan 9612304
Civic Address: 62, 200 4th Avenue SW
- 4.3 Development Permit Application No. 2016-022
Lot 67, Plan 9812180
Civic Address: 67, 200 4th Avenue SW
- 4.4 Development Permit Application No. 2016-025
Lot 43, Block 9, Plan 7911066
Civic Address: 115 9th Avenue NE
- 4.5 Development Permit Application No. 2016-026
Lot 98, Plan 9711313
Civic Address: 98, 200 4th Avenue SW

DEVELOPMENT PERMIT APPLICATIONS – DISCRETIONARY - DECISION REQUIRED:

- 5.1 Development Permit Application No. 2016-023
Lot 5, Block 2, Plan 8711392
Civic Address: 105 4th Street SW

Sign to be placed on a roof dormer 16.5' x 4' x 4'

Decision Required

Chairperson Chris Vardas asked if asked if Sandra Smith read and understood the conditions, she was not sent the report and will read it when she receives it.

Moved by Connie Anderson that Development Permit 2016-023 be approved with the recommended Development Permit Conditions, Option 1 as presented. **CARRIED**

- 5.2 Development Permit Application No. 2016-024
Lot 2 & 3, Block 1, Plan 1347GF
Civic Address: 115 9th Avenue NE

Variance/Relaxation on side and rear yard setbacks on an Accessory residential building/structure

Decision Required

Moved by Gabrielle Grainger that Development Permit 2016-024 be refused as per Option 2 as presented, and the Accessory Building be moved to meet the required setbacks as per the Land Use Bylaw. **CARRIED**

- 5.3 Development Permit Application No. 2016-029
Lot 46, Block 3, Plan 8010730
Civic Address: #6 Spruce Crescent NW

Day Care Facility - Neighborhood

Decision Required

Moved by Robert Dales that Development Permit 2016-029 be approved with the recommended Development Permit Conditions, Option 1 as presented. **CARRIED**

- 5.4 Development Permit Application No. 2016-028
Lot 1, Block 3, Plan 1410559
Civic Address: N/A

Open Storage Yard

Decision Required

Chairperson Chris Vardas asked if applicants, Peter Jones and Greg Campkin, have read and understood the conditions as presented, they confirmed that they have read and understood the conditions presented in the report.

Peter Jones was asked when the subdivisions conditions would be met, but was unable to answer a timeline. He indicated that the applicant wants to purchase the land and Sundre Ventures will use lease payments towards the purchase but nothing has been agreed upon as yet.

Mr. Jones indicated that phase 1 of the development would cost 1.5 million due to the cost of servicing the land.

MPC Commission asked what happens if a year from now the development permit expires, who would be responsible for the clean up of the property. Mr. Jones advised that they would be responsible for the clean up of the property.

Member Connie Anderson does not see that the business will cause any damage to the lot.

Member Chris Vardas believes the risk to the Town is minimal.

Director of Planning & Operational Services re-iterated that Sundre Ventures would not be able to provide legal title.

Moved by Robert Dales that Development Permit 2016-028 be approved with the recommended Development Permit Conditions, Option 1 as presented. **CARRIED**

SUBDIVISIONS:

6.1

MOUNTAIN VIEW COUNTY:

7.1 Application Referral PLDP20160146
NE 02-33-05-5
Plan 1111633, Block 5, Lot 6

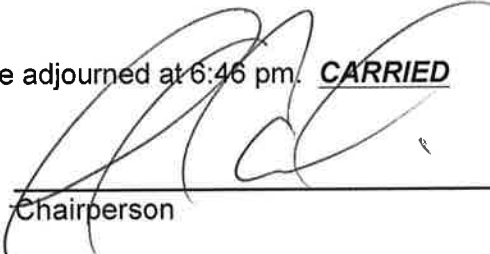
**Dwelling – Single Detached, Accessory Building – Garage and RV for
Temporary living accommodation
Received for information**

OTHER BUSINESS:

- 8.1 MPC Membership
Moved by Connie Anderson that the Municipal Planning Commission accepts and approves Member Paul Isaac's request to be excused from the Municipal Planning Commission for June 13th and is retained as a member of the Municipal Planning Commission, Option 1 as presented. **CARRIED**
- 8.2 MPC July 5, 2016 meeting date
Chairperson Chris Vardas asked members of Municipal Planning Commission if they will be available for this meeting so that quorum can be met, all confirmed that they will be present.
- 8.3 Land Use Bylaw update
Denica Crosbie updated Municipal Planning Commission on the Open Houses conducted June 1 and 2, 2016 for Home Occupations, Accessory Buildings and Day Care facilities.

ADJOURNMENT:

Moved by Brad Lindeburgh that the meeting be adjourned at 6:46 pm. **CARRIED**



Chairperson

I hereby certify these minutes are correct.



Municipal Planning Commission Secretary

Date: June 13, 2016