

Town of Mundare
Municipal Planning Commission Minutes

May 8, 2013

Present C. Gargus, M. Greening, F. Rosypal, C. Rakchaev, D. Johnston

Secretary Colin Zyla,

Call to Order Chairman Gargus called the meeting to order at 7:00 p.m.

Adoption of Agenda

13/06 Rakchaev: that the agenda be accepted.

Carried

Business (a) Development Permit Application 13/01

Mohammed Aziz, Mubeen Ahmed, Joe Pacholik were present.

Further information regarding the development permit application 13/02 was presented

- a report from Jane Dauphinee was presented
- for landscaping –shrubs will be placed instead of a fence
- one access provided on 53 Avenue
 - the engineers feel that the accesses are too wide
 - would like a plan showing smaller access with turning patterns that show all curb lines on 53 Avenue-the developer should provide the size of access required
 - the sidewalk should be 1.5 m wide
- will require a development agreement
- will require a detailed grading/drainage plan
- may require a landscape plan
- may require sidewalk/crosswalk plan
- need an access plan with turning patterns
- questions regarding how spill are handled
 - there are automatic shutoffs on the pumps if someone hits one
 - for small spills there are spill kits on site
 - must receive approval from PTMAA for tank and pump placement
- would like a painted crosswalk across 53 avenue
- the screen around the garbage bin will be wood

- 13/07 Rosypal: that the meeting go in camera at 7:35 p.m. Carried
- 13/08 Johnston: that the meeting come out of camera at 7:50 p.m. Carried
- 13/09 Johnston: that development permit 13/02 be approved with a variance allowing landscaping of trees and shrubs along 53 Avenue instead of a fence. Carried
- 13/20 Rosypal: that development permit 13/02 be approved with the following conditions:
1. That the development occurs in accordance with the site plan as presented.
 2. That the registered owner and/or developer enter into and comply with a development agreement with the Town of Mundare pursuant to Section 650 of the Municipal Government Act, as amended, which shall be registered by way of caveat against the title of Lot 6, Plan 5195CL. This development agreement shall, amongst other matters address, to the satisfaction of the Town of Mundare, the matter of construction of all municipal services, approaches (new and upgraded) required to give access to the development, traffic patterns, garbage bin screening requirements, sidewalks, crosswalks, public utilities, off-street parking and loading/unloading facilities, relating to the site to appropriate standards. This development agreement will include requirements to provide detailed engineering requirements and security based on appropriate cost estimates for the completion of deficiencies, all to the satisfaction of the Town. Additionally, the development agreement will also contain the provision that no occupancy of any building on the subject site shall occur until the matters described within the development agreement have been constructed to the satisfaction of the Town of Mundare or appropriate guarantees for the completion of deficiencies have been received by the Town.
 3. The applicant will adhere to all setbacks and requirements of the appropriate land use bylaw district within the Town of Mundare Land Use Bylaw 825/10 as amended.
 4. Application for applicable building, electrical, plumbing and gas permits must be obtained from Superior Safety Codes Inc. – Safety Codes Officers for the Town of Mundare. We recommend that you enclose a copy of the approved development permit application with your application to Superior Safety Codes.

5. That the developer provide the Development Authority with a Real Property report, prepared by a registered Alberta Land Surveyor which indicates the location of all improvements on the site in relation to the property boundaries within one (1) year of the locks being installed on the development.
6. That the developer provide the Development Authority with copies of all required provincial and (if applicable) federal approvals relating to the development on the site within six (6) months of the locks being installed on the development.
7. The applicant shall ensure that the construction area is barricaded accordingly for work to proceed in a safe manner which presents no danger to the general public. This may require the rental and installation of portable chain link fencing or some other barricade which meets with the satisfaction of the Development Authority.
8. Any damage to municipal property resulting from this permit will be assessed and costs for repairs of municipal property will be charged back to the applicant.
9. All applicants, private or general contractors shall, during construction, renovation or demolition of a building, keep the land in a reasonable condition so as not to constitute a nuisance and shall secure all manner of debris so as to prevent it from blowing onto any other private or public property. At the conclusion of construction all building materials and debris shall be cleared from the site.
10. Lot grade elevations must ensure that site grades shall be established to not allow one site to drain onto and adjacent site except where drainage conforms to an approved local or subdivision drainage plan.
11. Natural Gas services are provided by Atco Gas. All costs are the responsibility of the applicant/property owner.
12. Connections to municipal water and sewer services from the new development are to be installed by the applicant.
13. If the applicant has not already done so, the applicant shall apply and receive a business license to operate in the Town of Mundare.
14. Landscaping must be completed within one (1) year from the date that the building is ready for occupancy. Further landscaping regulations (Section 1.6) are attached. Proposed landscaping and proposed signage must be approved by the Development Authority of the Town of Mundare. Please submit a drawing indicating your proposed

landscaping plan and proposed signage prior to commencing that stage of the project.

15. That one year after completion, a certificate from a certified surveyor be provided confirming that the development has meant the approved drainage /grading plan.

CARRIED *cd*

Adjournment Chairman Gargus ~~be~~ adjourned the meeting at 7:55 p.m.

cd

Chairman

Clerk