

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held July 3, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:59 a.m. by Chair Pam Skakun with the following being present:

Deputy Mayor:	Pamela Skakun
Councillor:	Mike Pashak
Member at Large:	Jon Johnson
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau

**AGENDA
APPROVAL:**

MIKE PASHAK:
That the July 3, 2019 Municipal Planning Commission Meeting Agenda be adopted as presented.

1104/19

CARRIED

**PLANNING &
DEVELOPMENT:**

1. 52 Lakeview Road

An application was received by Rob Davies for the property located at 52 Lakeview Road (Lot 2, Block 4, Plan 3741MC) for construction of a garage with guest house in the Summer Village of Half Moon Bay.

The item is before the Municipal Planning Commission for the following reasons:

- (i) Guest houses are listed as a discretionary use in the Residential District.
- (ii) Any accessory building where the total area is over 796 sq. ft. is a discretionary use.

Tanner Evans left the meeting at 9:08 a.m.

The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

JON JOHNSON:

That the Municipal Planning Commission approve the application for construction of a side entry garage with guest house with the following conditions:

- Site survey to ensure compliance with permit
- Completions deposit of \$1,000.00
- Same number of trees or shrubs removed due to the development must be re-planted on the property.
- Exterior of the detached garage to be finished to match the exterior of the main building
- Driveway width will be no wider than 10m measured in the carriageway

- The guest house shall not be rented out to a separate party other than those renting the detached dwelling if applicable.

1105/19

CARRIED

ADJOURNMENT: The meeting adjourned at 9:12 a.m.

Pam Skakun, Chair

Corinne Newman, Interim CAO

Initials