

Summer Village of Half Moon Bay  
August 9, 2021  
Municipal Planning Commission Minutes  
Page 1 of 2

*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held August 9, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.*

**PRESENT:**

Chair:	Jon Johnston
Councillor:	Mike Pashak
Member at Large:	Greg Heffel
CAO:	Tanner Evans
Development Officer:	Kara Kashuba
Applicant:	John MacPhail

**CALL TO ORDER:** Chair Johnston called the meeting to order at 9:00 a.m.

**AGENDA:**

**MPC-21-001** Moved by Jon Johnston to approve the agenda as presented.  
CARRIED

**DEVELOPMENT APPLICATION**

**1. 49 Lakeview Road**

Application for a new dwelling at 49 Lakeview Road (Lot 6 Block 4 Plan 3741MC).

Kara Kashuba and John MacPhail left the meeting at 9:14 a.m.

**MPC-21-002** Moved by Jon Johnston to approve the application for a new dwelling at 49 Lakeview Road subject to the following conditions being met to the satisfaction of the Development Officer:

- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Completions Deposit of \$5,000.00
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibly of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- Landscaping to be completed according to the landscaping plan.
- 8 a.m. start time on weekdays and 9 a.m. on weekends.  
Construction time will be between 8 a.m. - 7 p.m. weekdays and 9 a.m. – 5 p.m. weekends.

CARRIED

Initials



Summer Village of Half Moon Bay  
August 9, 2021  
Municipal Planning Commission Minutes  
Page 2 of 2

**ADJOURNMENT:**

**MPC-21-003**

Moved by Chair Johnston that the Municipal Planning Commission meeting of July 27, 2020, be adjourned at 9:20 a.m.

CARRIED

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JON JOHNSTON, CHAIR

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TANNER EVANS, CAO

Initials