

Summer Village of Half Moon Bay
December 19, 2023
Municipal Planning Commission Minutes
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Minutes of a Municipal Planning Commission Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held December 19, 2023, at the Summer Villages on Sylvan Lake 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
Recording Secretary:	Teri Musseau
Applicant(s):	Kelly Hallgren Riley Hilman Gord Skakun Kim Skakun Craig Callaghan

CALL TO ORDER: Chair Johnston called the meeting to order at 9:04 a.m.

AGENDA:

MPC-23-008 Moved by Mike Pashak to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

10 Hummingbird Lane

Application for a detached garage with a guest house at 10 Hummingbird Lane (Lot 9, Block 2, Plan 3741MC)

Meeting closed at 9:21 a.m. for discussion and decision by the Commission members.

Kara Hubbard and applicants leave the meeting at 9:21 a.m.

DECISION

10 Hummingbird Lane

MPC-23-009 Moved by Mike Pashak that the Municipal Planning Commission approve the application for a detached garage with guest house subject to the following conditions being met to the satisfaction of the Development Officer:

- Landscaping to be completed according to the landscaping plan. A minimum 35% of the parcel shall be a landscaped area. Landscaped area means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls and associated earthworks.

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- All applicable Building, Electrical, and Plumbing & Gas permits shall be obtained with Superior Safety Codes.
- The height of the garage with guest house shall not exceed 7.62m (25ft.) in building height measured from grade.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Completions deposit of \$5,000.00.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- “Guest House” means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not to be rented out to a separate party other than those renting the detached dwelling.
- A lot grade certificate is required to be submitted to the Development Authority at completion to ensure proper drainage on the property exists.
- A final as build real property report from an Alberta Land Surveyor at completion of landscaping to ensure parcel coverage is within the maximum and to verify heights are within the maximum.
- The proposed paving stones are required to be included in the parcel coverage total if they are a non-permeable material, otherwise are considered landscaping.

CARRIED

Reverted to open meeting at 9:37 a.m.

Chair Johnson recused himself from the meeting declaring a pecuniary interest as an adjacent landowner as per MGA Section 172(1) at 9:38 a.m.

Mike Pashak assumed the role of Chair at 9:40 a.m.

DEVELOPMENT APPLICATION

22 Hummingbird Lane

Application for a detached garage with a guest house at 22 Hummingbird Lane (Lot 2, Block 2, Plan 3741MC)

Meeting closed at 9:51 a.m. for discussion and decision by the Commission members.

Kara Hubbard and applicants leave the meeting at 9:51 a.m.

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DECISION

22 Hummingbird Lane

MPC-23-010

Moved by Mike Pashak that the Municipal Planning Commission approve the application for a detached garage with guest house subject to the following conditions being met to the satisfaction of the Development Officer:

- Landscaping to be completed according to the landscaping plan. A minimum of 35% of the parcel shall be a landscaped area.
- All applicable Building, Electrical, and Plumbing & Gas permits shall be obtained with Superior Safety Codes.
- The height of the garage with guest house shall not exceed 7.62m (25ft.) in building height measured from grade.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Completions deposit of \$5,000.00.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- "Guest House" means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not to be rented out to a separate party other than those renting the detached dwelling.
- A lot grade certificate is required to be submitted to the Development Authority at completion to ensure proper drainage on the property exists.
- A final as build real property report from an Alberta Land Surveyor at completion of landscaping to ensure parcel coverage is within the maximum and to verify heights are within the maximum.

CARRIED

ADJOURNMENT:

MPC-23-011

Moved by Mike Pashak that the Municipal Planning Commission meeting be adjourned at 9:59 a.m.

CARRIED

JON JOHNSTON, CHAIR

TANNER EVANS, CAO

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