

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Half Moon Bay, Province of Alberta, held July 27, 2020 at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Pam Skakun via Zoom
Councillor:	Mike Pashak
Member at Large:	Jon Johnston
CAO:	Tanner Evans
Junior Development Officer:	Kara Kashuba
Applicant:	John Macphail

CALL TO ORDER: Chair Skakun called the meeting to order at 1:02 p.m.

AGENDA:

MPC-20-001 Moved by Mike Pashak to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

1. 49 Lakeview Road

Application for a detached garage with guest house above at 49 Lakeview Road (Lot 6 Block 4 Plan 3741MC).

Kara Kashuba and John Macphail left the meeting at 1:27 p.m.

MPC-20-002 Moved by Jon Johnston to approve the application for a detached garage with guest house at 49 Lakeview Road subject to the following conditions being met to the satisfaction of the Development Officer:

- ensure all overhangs and eaves are compliant with the land use bylaw that states they cannot be any more than 50% of the side yard setback
- survey at time of footings, final survey at completion of landscaping to ensure parcel coverage
- replanting of trees to be done as per landscaping plan
- any landscaping in the road right of way to be done to the satisfaction of the development authority
- site survey to ensure compliance with permit.
- completions deposit of \$5,000.00.
- exterior of the detached garage with guest house to be finished to match or compliment the exterior of the main building.
- same number of trees removed to be replanted.
- driveway width to 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.
- the guest house shall not have a kitchen or other cooking facilities.
- electrical power from the property line to any building shall be constructed underground.

CARRIED

Initials



ADJOURNMENT:

MPC-20-003

Moved by Chair Skakun that the Municipal Planning Commission meeting of July 27, 2020, be adjourned at 1:39 p.m.

CARRIED

PAM SKAKUN, CHAIR

TANNER EVANS, CAO

Initials