

Summer Village of Half Moon Bay
November 17, 2025
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 November 17, 2025, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT: Chair: Mike Pashak
Member at Large: Greg Heffel via Zoom
Development Officer: Kara Kashuba
Recording Secretary: Teri Musseau
Applicant: Kirk Fulton via Zoom
Lois Fulton via Zoom
Michelle Watson via Zoom
Gallery: Greg Davidson via Zoom

REGRETS: Councillor: Garth Dushanek

CALL TO ORDER: Chair Pashak called the meeting to order at 9:05 a.m.

AGENDA:

MPC-25-012 Moved by Member Heffel to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATION

59 Warbler Close (Lot 6, Block 5, Plan 4171NY)

Application for a development approval and variance request for an existing accessory building (shed) at 59 Warbler Close (Lot 6, Block 5, Plan 4171NY)

Kara Hubbard, applicants and gallery left the meeting at 9:20 a.m.

DECISION

59 Warbler Close (Lot 6, Block 5, Plan 4171NY)

MPC-25-013 Moved by Chair Pashak that the Municipal Planning Commission approve the application for a development approval and variance request for an existing accessory building (shed) at 59 Warbler Close. It is the opinion of the Municipal Planning Commission that the accessory building does not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land. The variance for this non-conforming accessory building is subject to the following conditions being met to the satisfaction of the Development Officer:

- A development permit shall not be issued for more than two accessory buildings on an unsubdivided parcel. Variance granted by the Municipal Planning Commission for a total of 3 accessory buildings to remain on the property.

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- The shed cannot be enlarged, added to, rebuilt or structurally altered as per the *Municipal Government Act*, Section 643 (5)(6)(7) – Non-conforming use and non-conforming buildings.
CARRIED

ADJOURNMENT:

MPC-25-014 Moved by Chair Pashak that the Municipal Planning Commission meeting be adjourned at 9:40 a.m.
CARRIED

MIKE PASHAK, CHAIR

TANNER EVANS, CAO

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