

Minutes of the Land Use Bylaw Amendment Bylaw #137-18 Public Hearing of the Summer Village of Half Moon Bay, Province of Alberta, held November 26, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 3:01 p.m. by Mayor Ted Hiscock with the following being present:

Mayor:	Ted Hiscock
Deputy Mayor:	Pam Skakun
Councillor:	Mike Pashak
Administrator:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Lemmon
Public Works Coordinator:	Chris Loov
Public:	Kelly Hallgren Al Hallgren

PLANNING AND DEVELOPMENT

1. Land Use Bylaw Amendment Bylaw#146-18 Public Hearing

Mayor Hiscock explained the reason for the Public Hearing was to hear comments regarding the proposed Fees Bylaw #146-18.

Emergency exit, muster point and washrooms were noted.

Council and staff were introduced followed by the process for the hearing.

The Development Officer reviewed the proposed changes to the Land Use Bylaw Amendment Bylaw #137-18.

Hard Landscaped Area (Part One – Definitions)

Remove the “hard landscaped area(s)” definition, including from the “parcel coverage” definition.

Parcel Coverage (Part One – Definitions)

Remove “hard-surfaced” from the parcel coverage definition.

Application Deemed Complete (Part Two – Permission for Development)

After receipt of a development permit application, the Development Authority shall give notice to the applicant by email as per the email address listed on the Development Permit Application, that the application is deemed complete or incomplete.

(a) If the application is deemed incomplete, the notice shall contain any outstanding documents and information required, and a date the outstanding documents and information shall be submitted, set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.



Initials

- (b) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in the email, the application is deemed to be refused. The development authority must issue to the applicant a notice by ordinary mail.

Accessory Buildings (Part Two – Development Not Requiring a Development Permit)

Any accessory building with a floor area of 11.15 m² (120 ft²) or less and height of 3.65 m (12 ft.) or less and yard setbacks of 0.61 m (2 ft.) or more, including garden or tool sheds, workshops, potting sheds and other similar structures provided that they are moveable and comply with the provisions of Part Three: Supplementary Regulations of this Land Use Bylaw, with the exception of the above mentioned yard setbacks.

Variance Requests (Part Two – Variances)

The Municipal Planning Commission may approve an application...in the opinion of the Municipal Planning Commission...

The Municipal Planning Commission shall adhere to the following...

...of the Municipal Planning Commission to relax... the Municipal Planning Commission shall not permit...

Permit Effective Date (Part Two – Development Permits and Notices)

A Development Permit issued pursuant to this Part does not come into effect until twenty-one (21) days after the date on which notice of issuance of the permit is given under subsection 4(a) or (b). Any development proceeded with the applicant prior to the expiry of this period is done solely at the risk of the applicant.

Notice of Decision (Part Two – Development Permits and Notices)

For permitted and discretionary uses:

- (i) Mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the opinion of the Development Authority, be affected; and
- (ii) Post a notice of the decision on the Summer Villages' website.

21 Day Appeal Period (Part Two – Appealing a Decision)

An appeal by an applicant must be commenced within twenty-one (21) days of the notification of the decision or when the forty (40) day period or any time extension expires. An appeal by any other affected person must be made within twenty-one (21) days of the notice of the issuance of the permit was given.

Parcel Coverage (Part Four – Land Use District R)

Maximum Parcel Coverage: Forty-five (45) percent.



Initials

Summer Village of Half Moon Bay
 November 26, 2018
 Land Use Bylaw Amendment Bylaw #137-18
 Public Hearing Minutes
 Page 3 of 3

Parcel Coverage, Max. 45%	Landscaped Area, Min. 35%	20% Undefined
Buildings	Vegetation	Gravel Areas
Covered Decks	Fences	Pervious Decks
Parking Facilities	Walls/Associated Earthworks	Etc.
Driveways		
Storage/Display		
Impervious Surfaces		

Landscaping (Part Four – Land Use District R)

A minimum of thirty-five (35) percent of the parcel shall be a landscaped area.

Mayor Hiscock asked if there were any written comments received.

There were no written comments received.

No comments from the floor were heard.

Mayor Hiscock closed the Public Hearing at 3:12 p.m.

TED HISCOCK, MAYOR

PHYLLIS FORSYTH, CAO



Initials