

Minutes of the Land Use Bylaw Amendment Bylaw Public Hearing of the Summer Village of Sunbreaker Cove, Province of Alberta, held January 24, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 2:00 p.m. by Mayor Teresa Beets with the following being present:

Mayor:	Teresa Beets
Deputy Mayor:	Jim Willmon via Zoom
Councillor:	Keith Kimball
Administrator:	Phyllis Forsyth
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau
Public:	Kathryn Kolaczek via Zoom

PLANNING AND DEVELOPMENT

1. Land Use Bylaw Amendment Bylaw #136-18 Public Hearing

Mayor Beets explained the purpose of Hearing was to hear comments regarding the Land Use Bylaw Amendment Bylaw #136-18.

Tanner Evans gave his presentation outlining the proposed changes to the current Land Use Bylaw.

Home Occupation (Part One - Definitions)

PROPOSED REGULATION:

“Home occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, this shall not include any cannabis retail sales or cannabis production and distribution.

Accessory Building (Part Three - Buildings)

PROPOSED REGULATION:

An accessory building’s footprint shall be no larger than 8% of the parcels total area.

Projections Over Yards (Part Three - Yards)

PROPOSED REGULATION

Remove from Land Use Bylaw.

Driveway Setback (Part Three - Vehicles)

PROPOSED REGULATION:

Driveways on corner parcels shall be setback from the street intersection not less than 6m (19.60 ft.).



Initials

Driveway Material (Part Three - Vehicles)

PROPOSED REGULATION:

Driveways to be constructed of asphalt or gravel within the carriageway (between the road and private property line).

Permitted Uses (Part Four – Land Use Residential (R!) District)

PROPOSED REGULATION:

Driveway, Deck/Stairs, Holding Tank, Private Pool

Temporary Building (Part Four – Land Use Residential (R1) District)

PROPOSED REGULATION:

Remove Temporary Building from Discretionary Uses

Side Yard Setback (Part Four – Land Use Residential (R1) District)

PROPOSED REGULATION:

1.50 m (4.92 ft.) except where it abuts a community reserve or roadway – 3 M (9.84 ft.) or as required in the Alberta Building Code, whichever is greater.

Mayor Beets asked if any written submissions had been received.

A written submission was received from Ron Wuetherick in favour of the amendments.

Mayor Beets closed the Public Hearing at 2:07 p.m.

TERESA BEETS, MAYOR

PHYLLIS FORSYTH, CAO



Initials