

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Sunbreaker Cove, Province of Alberta, held at the Summer Village Administration Office on August 31, 2018.

CALL TO ORDER: The Meeting was called to order at 9:04 a.m. by Chair Willmon with the following being present:

Chair:	Jim Willmon
Councillor:	Keith Kimball
Member at Large:	Ron Wuetherick
Development Officer:	Koralyn Lemmon
Recording Secretary:	Kara Kashuba
Applicants:	Cory Kaun Ken Valentine

AGENDA APPROVAL: **1408/18** **RON WUETHERICK:**
That the August 31, 2018 Municipal Planning Commission Meeting Agenda be adopted as presented.
CARRIED

PLANNING AND DEVELOPMENT:

1. 661 Fox Crescent (Lot 17, Block 3, Plan 1823MC)

Larkaun Homes submitted a complete application on August 20, 2018 to amend their existing development permit #171082 to include a second driveway for the property located at 661 Fox Crescent, (Lot 17, Block 3, Plan 41823MC) in the Summer Village of Sunbreaker Cove.

The application is before the Municipal Planning Commission for the following reasons:

- The number of driveways shall be limited to not more than one driveway on a property with less than or equal to 40m for frontage. The applicant is asking for two driveways on a property with 19.8m of frontage therefore a variance is required.

Koralyn Lemmon and Cory Kaun left the meeting at 9:11 a.m.

The Applicant responded to questions from members. The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

PLANNING AND DEVELOPMENT:

1. 661 Fox Crescent (Lot 17, Block 3, Plan 1823MC)

KEITH KIMBALL:
That the Municipal Planning Commission approve the application for a second driveway at 661 Fox Crescent with the following condition:

- The driveway shall remain solely on Lot 17.

1409/18

CARRIED

Initials



Council reconvened at 9:26 a.m. with Koralyne Lemmon and Ken Valentine joining the meeting.

PLANNING AND DEVELOPMENT:

2. 1219 Pine Road

Ken Valentine submitted a complete application on July 25, 2018 for replacement of his detached garage for the property located at 1111 Larch Road, (Lot 11, Block 4, Plan 413NY) in the Summer Village of Sunbreaker Cove.

The application is before the Municipal Planning Commission for the following reasons:

- A development permit shall not be issued for more than 2 accessory buildings. The application has 4 (shed, wood shed, outhouse and detached garage) and would like to keep all 4, therefore a variance is required.

The Applicant responded to questions from members.

Koralyne Lemmon and Ken Valentine left the meeting at 9:28 a.m.

The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

- 2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

PLANNING AND DEVELOPMENT:

2. 1219 Pine Road

RON WUETHERICK:

That the Municipal Planning Commission approve the application for 1219 Pine Road for replacement of detached garage with the following conditions:

- Completions deposit of \$2000.00
- Survey to be submitted to ensure compliance
- Zero trees to be removed as per application
- Detached garage to be finished to match existing dwelling
- Outhouse to be removed from the property.
- Applicant to enter into a Deferred Services Agreement.

1410/18

CARRIED

Meeting adjourned at 9:52 a.m.

CHAIR

DEVELOPMENT OFFICER

Initials