

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 July 26, 2017.

CALL TO ORDER: The Meeting was called to order at 9:35 a.m. by Deputy Mayor Beets with the following being present:

Deputy Mayor:	Teresa Beets
Councillor:	Ron Wuetherick
CAO:	Phyllis Forsyth
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicant:	Peter Moore Ethna Moore

AGENDA APPROVAL: RON WUETHERICK:
That the July 26, 2017 Regular Meeting Agenda be adopted as presented.

1123/17 CARRIED

PLANNING AND DEVELOPMENT:

1. 1349 Balm Road

An application was received from Peter & Ethna Moore for the removal of existing cabin, 3 accessory buildings (1 shed will be relocated on the property) and construction of a dwelling with attached garage and hot tub for the property located at 1349 Balm Road, Lot 15, Block 5, Plan 5969 MC in the Summer Village of Sunbreaker Cove.

Keith Kimball joined the meeting at 9:37 a.m.

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

- The front yard setback to the dwelling is 6.60m, below the minimum of 7.5m and requires a variance of 0.9m.
- The rear yard setback to the dwelling is 5.61m, below the minimum of 7.5m and requires a variance of 1.89m.

The Applicant and Development Officer responded to questions from members.

Koralyn Lemmon, Keith Kimball, Peter Moore and Ethna Moore left the meeting at 9:54 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.

Commission members discussed the application.

Initials



RON WUETHERICK:

That the Municipal Planning Commission approve the application for construction of a dwelling at 1349 Balm Road, with the following conditions:

- Site survey to ensure compliance with permit, shed to be included.
- Completions deposit of \$5000.00.
- Shed to match or compliment the exterior finish of the dwelling.
- The hot tub shall be enclosed by a secure lockable lid or fencing equipped with gates that lock in accordance with the Alberta Building Code in effect at the date of the application for Development Permit.
- Deferred Services Agreement will need to be entered into before permit release.
- Electrical from the property line to all buildings will have to be constructed underground.
- The existing house, moveable shed, sauna shed and outhouse to be removed from the property.
- 33 spruce trees to be planted to replace the 8 trees that will be removed from the property.

1124/17

CARRIED

Meeting adjourned at 10:01 a.m.

CHAIR

DEVELOPMENT OFFICER

Initials

