

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 May 3, 2019.

CALL TO ORDER: The Meeting was called to order at 8:59 a.m. by Chair Kimball with the following being present:

Chair:	Keith Kimball
Member-at-Large:	Harold Mueller
Member-at-Large:	Debbie Ricalton
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicants:	Richard Sinclair

AGENDA APPROVAL: DEBBIE RICHALTON:
That the May 3, 2019 Municipal Planning Commission Meeting Agenda be adopted as presented.
1577/19 CARRIED

PLANNING AND DEVELOPMENT:

1. 1209 Pine Road (Lot 7, Block 4, Plan 413NY)

Richard Sinclair submitted an application on April 10, 2019 to amend his existing development permit #179014 to include a detached garage where the parking pad was originally approved for the property located at 1209 Pine Road, (Lot 7, Block 4, Plan 413NY) in the Summer Village of Sunbreaker Cove.

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

The setbacks on the garage require a variance. This parcel is irregular in that the driveway comes from the end of pine road into the Northeast side of the property. Because the parcel is abutting the lake, the lake side is considered the front yard. This means that the rear yard is technically the yard that abuts Lot 6 to the North of the property. However, the definition of a rear yard in the Land Use Bylaw is the following:

"...a yard extending across the full width of a parcel measured perpendicularly from the rear wall of the main building situated on the parcel to the boundary abutting the street"

Since this lot is irregular, the rear yard does not abut the street as the street ends to the Northeast of the parcel, becoming a driveway for 1209 Pine. In this case, the rear yard acts more like a side yard.

The Land Use Bylaw states that a side entry garage must be located a minimum of 3.65m (12ft) from the rear parcel boundary. The applicant is requesting a variance on this setback to 1.5m (5 ft) which is the distance required for a side yard setback.

The Applicant responded to questions from members.

Tanner Evans and Richard Sinclair left the meeting at 9:14 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.

DEBBIE RICALTON:

That the Municipal Planning Commission approve the amendment to the existing development permit #179014 to include a detached garage at 1209 Pine Road.

1578/19

CARRIED

Meeting adjourned at 9:22 a.m.

KEITH KIMBALL, CHAIR

PHYLLIS FORSYTH, CAO