

*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 27, 2019.*

CALL TO ORDER: The Meeting was called to order at 8:58 a.m. by Chair Kimball with the following being present:

Chair:	Keith Kimball
Member-at-Large:	Harold Mueller
Member-at-Large:	Fred Barham
Development Officer:	Tanner Evans
Recording Secretary:	Kara Kashuba

AGENDA APPROVAL: HAROLD MUELLER:
That the May 3, 2019 Municipal Planning Commission Meeting Agenda be adopted as presented.
1579/19 CARRIED

PLANNING AND DEVELOPMENT:

1. 679 Fox Crescent (Lot 8, Block 3, Plan 1823MC)

Derek Doedel submitted an application on May 8, 2019, to construct a new set of stairs that are no longer structurally sound.

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

According to the Land Use Bylaw, land located below the top of the escarpment/bank shall remain in its natural state, therefore a variance is required.

Tanner Evans left the meeting at 9:10 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.

FRED BARHAM:

That the Municipal Planning Commission approve the development permit application with a variance and the following conditions:

- An encroachment agreement between the applicant and the Summer Village must be signed and registered on title.
- The payment of a \$1,000.00 Completions Deposit to ensure all conditions are met.
- No trees will be removed and no alterations to the escarpment or grading will be done.
- The storage under the stairs is to remain open and not enclosed by a permanent structure. Only temporary storage is permitted.

1580/19 CARRIED

Tanner re-joined the meeting at 9:13 a.m.

**PLANNING AND
DEVELOPMENT:**

1. 1119 Larch Road (Lot 10, Block 2, Plan 4146RS)

Terry Mead submitted an application on May 12, 2017 for the construction of a 10 x 11 storage building/playhouse.

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

According to the Land Use Bylaw, a maximum of 2 accessory buildings are allowed on a property.

Tanner Evans left the meeting at 9:24 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.

KEITH KIMBALL:

That the Municipal Planning Commission deny the development permit application for the following reasons:

- Land Use Bylaw allows for 2 accessory buildings and there are 3 accessory buildings on the property.
- There are many buildings on the site already.
- A bonafide need was not demonstrated for the third building.

Applicant is encouraged to amalgamate buildings in accordance to the Land Use Bylaw.

1581/19

CARRIED

Meeting adjourned at 9:30 a.m.

KEITH KIMBALL, CHAIR

PHYLLIS FORSYTH, CAO