

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 December 18, 2017.

CALL TO ORDER: The Meeting was called to order at 9:00 a.m. by Chair Kimball with the following being present:

Councillor:	Keith Kimball
Member at Large:	Ron Wuetherick
CAO/ Recording Secretary:	Phyllis Forsyth
Development Officer:	Koralyn Lemmon
Applicant:	Greg Kautz

Deputy Mayor Willmon not in attendance due to declaration of conflict as he owns a neighboring property

**AGENDA
APPROVAL:**

RON WUETHERICK:
That the December 18, 2017 Regular Meeting Agenda be adopted as presented.

1254/17

CARRIED

**PLANNING AND
DEVELOPMENT:**

1. 725 Elk Street

Greg & Jean Kautz submitted a second application for the construction of a detached garage/carport and a dwelling addition for the property located at 725 Elk Street, Lot 17, Block 6, Plan 1823MC) in the Summer Village of Sunbreaker Cove.

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

- The rear yard (street) setback to the garage is 1.33m, below the 6m minimum and a variance request of 4.67m is required.
- The rear yard (street) setback to the eave is 1.01m, below the 3m minimum and a variance request of 1.99m is required.

The Applicant responded to questions from members.

RON WUETHERICK:

That the Municipal Planning Commission approve the application for construction of a detached garage/carport at 725 Elk Street as presented with the following conditions:

- Site survey at footing pour to ensure compliance with permit.
- Completions deposit of \$1500.00
- Deferred service Agreement to be entered into prior to permit release.
- Electrical from the property line all buildings must be constructed underground.
- The exterior of the garage to match or compliment the exterior finish of the main building.
- Planting of 10 replacement trees and/or shrubs to replace those removed.

Initials



1255/17

- Encroachment Agreement to be entered into prior to permit release, for the stairs constructed on the reserve.
CARRIED

Meeting adjourned at 9:10 a.m.

CHAIR

DEVELOPMENT OFFICER

Initials