

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 September 24, 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 via Zoom
Councillor:	Keith Kimball
Member at Large:	Ron Wuetherick
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicants:	Craig Callaghan Greg Kautz Kevin Thomas

**AGENDA
APPROVAL:**

1443/18

JIM WILLMON:
That the September 24, 2018 Municipal Planning Commission Meeting Agenda be adopted as presented.
CARRIED

**PLANNING AND
DEVELOPMENT:**

1. 1301 Birch Road (Lot 4, Block 9, Plan 5969MC)

Craig Callahan from Callaghan Contracting submitted a complete application on August 30, 2018 for construction of a detached garage and guest house for the property located at 1301 Birch Road, (Lot 4, Block 9, Plan 5969MC) in the Summer Village of Sunbreaker Cove.

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

- Accessory buildings with a floor area over 796.54 sq. ft. are listed as a discretionary use. The proposed garage is 1500 sq. ft.
- Guest houses are listed as a discretionary use
- The building height of 25.8 ft. is over the maximum of 25 ft., therefore a variance of 0.8 ft. is required.

The Applicant responded to questions from members.

Craig Callaghan, Greg Kautz, Kevin Thomas and Koralyn Lemmon left the meeting at 9:13 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.

Initials



KEITH KIMBALL:

That the Municipal Planning Commission approve the application for a detached garage with guest house at 1301 Birch Road with the following conditions:

- Completions deposit of \$3000.00
- 5 trees to be planted to replace those that have been removed
- Exterior to be finished to match/complement existing dwelling
- Driveway width to be reduced to maximum 10m in width, vegetation to be replaced
- Guest house shall not contain a kitchen or cooking facilities
- Electrical power from property line to any building on the property shall be constructed underground
- Owners to enter into Deferred Services Agreement prior to permit release.

1444/18

CARRIED

Greg Kautz, Kevin Thomas and Koralyn Lemmon rejoined the meeting at 9:17 a.m.

Jim Willmon has recused himself from the application for 725 Elk Street due to conflict of interest as the applicant is his neighbor.

PLANNING AND DEVELOPMENT:

2. 725 Elk Street (Lot 17, Block 6, Plan 1823MC)

Kevin Thomas and Greg Kautz from Honey Do Construction submitted a complete application on September 11, 2018, for an amendment to the existing detached garage development permit #172054 (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 setback to the garage is 1.25m below the 1.33m that was approved, therefore an additional 0.08m variance is required.
- The rear yard setback to the eave is 0.97m below the 1.01m that was approved, therefore an additional 0.04m variance is required. 3. The side yard setback to the garage is 1.29m, below the 1.5m that was approved and the minimum, therefore a 0.21m variance is now required.

The Applicant responded to questions from members.

Greg Kautz, Kevin Thomas and Koralyn Lemmon left the meeting at 9:23 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

Initials

board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

RON WUETHERICK:

That the Municipal Planning Commission approve the application to amend development permit #172054 with the following condition:

- Forfeit of \$1500.00 completions deposit for failing to comply with permit.

1445/18

CARRIED

Meeting adjourned at 9:29 a.m.

CHAIR

CAO

Initials

