

MUNICIPAL PLANNING COMMISSION

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**Minutes of the Village of Cremona Municipal Planning Commission Meeting held on  
Wednesday, November 12, 2015 – Commencing at 1:30 p.m.**

**Present:**                   **Members:** Meg Bigelow; Michael Kerfoot, Colleen Oughton  
**CAO:** Luana Smith; **Development Officer:** Alana Gibson

The meeting began with Michael Kerfoot being appointed as Chair for the Municipal Planning Commission.

**1. Call to Order**

Chair Michael Kerfoot called the Municipal Planning Commission meeting to order at 1:25 p.m.

**2. AGENDA**

The agenda was presented for the members' approval.

**MOTION:** Moved by Member Bigelow that the Municipal Planning Commission accept the Agenda as presented.

**Carried**

**3. MINUTES**

**May 6, 2015 Municipal Planning Commission**

The May 6, 2015 Municipal Planning Commission Meeting minutes were presented to the Commission for their review and approval.

**MOTION:** Moved by Member Bigelow that Council accept the May 6, 2015 Municipal Planning Commission Meeting minutes as presented.

**Carried**

**4. NEW BUSINESS**

**4 a) DP 2015-06**

APPLICANT: ROTHWELL, Matheu and Rana

LOCATION: Plan 001 3044, Block 1, Lot 10; 110 Cremona Heights

PROPOSED DEVELOPMENT: Secondary Suite (Basement Suite)

**MOTION:** Moved by Member Oughton that the Municipal Planning Commission that the Municipal Planning Commission APPROVE DP 2015-06 for ROTHWELL, Matheu and Rana for a Secondary Suite located at 110 Cremona Heights (Plan 001 3044, Block 1, Lot 10) on the following conditions:

1. That a copy of title be provided indicating the land is owned by the applicant showing no encumbrances affecting this application. If the applicant is not the landowner, a letter of authorization must be provided;
2. That one additional off-street parking stall be provided;
3. That approval be granted in accordance with the submitted application;
4. That the applicant adheres to the provisions of the Land Use Bylaw 395-06;

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5. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations;
6. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw;
7. A municipal address is to be posted on the dwelling;
8. If the development authorized by a development permit is not completed within the time frame as set out within the Land Use Bylaw, such permit approval ceases and the permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted;
9. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act regards to building, electrical, gas, plumbing and private sewage disposal. Prior to construction required permits must be obtained from the Village of Cremona. The Village of Cremona shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta;
10. That any future development be in accordance with the Land Use Bylaw and not commence prior to obtaining development and/or building permits if applicable.

**Carried**

### **4 b) DP 2015-08**

APPLICANT: LUYENDYK, Wes and Katherine

LOCATION: Plan 5860, Lot 10; 417 – 1<sup>st</sup> Avenue East

PROPOSED DEVELOPMENT: Setback relaxations for Dwelling Front yard (NE), Dwelling Side yard (E) and accessory building side yard (W)

**MOTION:** Moved by Member Bigelow that t the Municipal Planning Commission APPROVE DP 2015-08 for LUYENDYK, Wes and Katherine for setback relaxations on the following conditions:

1. That approval be granted in accordance with the submitted application
2. That any future development be in accordance with the Land Use Bylaw and not commence prior to obtaining development and/or building permits if applicable

**Carried**

### **5. ADJOURNMENT**

**MOTION:** Moved by Member Kerfoot that the Municipal Planning Commission Meeting of November 12,2015 adjourn at 1:50 p.m.

**Carried**

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Chair, Michael Kerfoot

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Development Officer, Alana Gibson

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