

Municipal Planning Commission Minutes for February 25, 2020

A)

Call to Order

Minutes of the Meeting of the Municipal Planning Commission for the Village of Delburne, held Tuesday, February 25, 2020 at 8:15 PM in the Village Office with the following being present:

Chair: Jeff Bourne
Members: Tim Wilson
Darlene Dushanek

Municipal Administrator: Karen Fegan

B)

#2020-703

Adoption of Agenda

Moved by Councillor T. Wilson that the Agenda for the February 25, 2020 Municipal Planning Commission Meeting for the Village of Delburne be adopted as circulated.
CARRIED UNANIMOUSLY

C)

Delegations

D)

Unfinished Business

- 1) To approve a development permit for a detached garage at 29 Fawn Meadows Crescent in the rear yard of the property.

After the January 21, 2020 MPC meeting, the MPC met at 29 Fawn Meadows Crescent to investigate the possibility of the home owners erecting a detached garage in the rear of their property which borders along the golf course and to see how it might impact the adjacent properties.

At that meeting, it was decided that a letter would go out to all of the residents that border the golf course asking them if they would be in favor of the Fawn Meadows Policies and Procedures being changed to allow for larger buildings to be built in the rear yards of the properties that border the golf course. The residents were given until February 20, 2020 to respond to the letter. There were five letters received from those residents. One letter was in favor of allowing the policy to be changed to allow for larger buildings in the rear yards of properties that border the golf course. One letter was in support of the change, but also understood if Council chose to leave the Fawn Meadows Estates Policies and Procedures as is. Three letters received were strongly opposed to changing the policy as it would adversely affect their view of the golf course. Those three in opposition also felt that it would negatively affect the value of their property should they decide to sell and said the reason that they bought where they did was because the Fawn Meadows Estates Policies and Procedures was in place and they knew that no one would be able to block their view with any large buildings.

The Village of Delburne's Land Use Bylaw No. 1108 in sections 1.3 and 5.1 gives the Village of Delburne authority to refuse the Accessory Building as it is not in compliance with the adopted Fawn Meadows Estates Policies and Procedures, it is not characteristic of the area, and it will impact adjacent parcels.




Section 5.2 of the Land Use Bylaw No. 1108 indicates that the design, character and appearance of any building, or series of buildings, structure or sign proposed or erected or located in any District must be acceptable to the Development Authority having due regard to a) amenities such as daylight, sunlight and privacy, b) the character of existing development in the District, c) its effect on adjacent parcels, and d) all architectural controls in place for the area being developed.

The Fawn Meadows Estates Policies and Procedures were adopted by Council on February 14, 2006.

- #2020-704 Moved by Councillor D. Dushanek that the Municipal Planning Commission of the Village of Delburne deny the approval of the development permit for a detached garage at 29 Fawn Meadows Crescent as it is not in compliance with the Fawn Meadows Estates Policies and Procedures, it is not characteristic of the area, and it will impact adjacent parcels.
CARRIED UNANIMOUSLY

Adjournment

- #2020-705 Moved by Councillor D. Dushanek that the meeting adjourn.
8:35 PM CARRIED UNANIMOUSLY



Jeff Bourne
Chair



Karen Fegan, CLGM
Chief Administrative Officer