

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF BIRCHCLIFF  
SUMMER VILLAGES ADMINISTRATION OFFICE  
SEPTEMBER 7, 2023 @ 9:00 a.m.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
  - 1) 381 Birchcliff Road
- D. ADJOURNMENT**

## Summer Village of Birchcliff – Municipal Planning Commission

September 7, 2023

### Agenda Item

### 381 Birchcliff Road (Lot 9, Block 1, Plan 7089MC)

### Development Permit Application

#### Background:

The property owners of 381 Birchcliff Road (Lot 9, Block 1, Plan 7089MC), in the village of Birchcliff have applied for a manufactured dwelling unit. This property is located in the R1 District (Lakeshore Residential District). A manufactured dwelling unit is defined in the Land Use Bylaw as *“manufactured dwelling unit(s) means a factory constructed dwelling unit relocatable singly or in multiple modules.”* The lot is currently a vacant lot that previously had a dwelling unit on it that was removed in 2021. The proposed development is within the required setbacks, height, and parcel coverage. The existing landscaping will be preserved, with new plantings and the repositioning of some existing trees. The manufactured dwelling is proposed to be permanent, which will be placed and welded to 18 piles with added skirting and will be transported to the lot by a transport truck from RR15. A covered and uncovered deck will be added to the dwelling unit.

#### Discussion:

This application is before MPC for the following reasons:

- LUB (Part Four) (R1 District) Manufactured Dwelling unit is listed as a discretionary use, therefore requires Municipal Planning Commission approval.
- LUB (Part Three 1(3)(h)) The depth of the main building shall not be greater than three (3) times its width. The proposed building 20'x76' requires a variance as the depth of the main building is 16' more than three times its width (60').

#### Application Review:

After reviewing the application and all relevant planning documents, it is found that LUB regulation (Part Three 1(3)(h)) states the depth of the main building shall not be greater than three times its width. Compliance with the policies in the bylaw shall be interpreted and applied as follows:

- a. “shall” and “must” means mandatory compliance;
- b. “should” means compliance in principle, but is subject to the discretion of the Development Authority where compliance is impracticable or undesirable

because of relevant planning principles or circumstances unique to a specific application; and

c. “may” means discretionary compliance or a choice in applying regulation. The regulation can be applied, enforced or implemented if the Development Authority chooses to do so. Application may depend on site specific circumstances.

Based on rules of interpretations shall means mandatory compliance. Adjacent landowners have been notified and no response has been received.

## **Conditions:**

If approved, Administration would recommend the following conditions:

- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- The payment of a \$5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed with two years, and any or all road damage repaired. Any damage to public roads due to the construction and delivery of the home shall be repaired immediately at the expense of the permit holder.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- Electrical power from the property line to any building shall be constructed underground.
- Existing vegetation to remain and the planting of shrubs and trees to be done according to the landscaping plan.

## **Authorities:**

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
  - With or without conditions;
  - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
  - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or

- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

**Decision:**

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).



August 9, 2023

To: Summer Village Development

Re: 381 Birchcliff Road, Birchcliff, Development Permit Request

Dear Summer Village Planning Committee,

We thank you for reading and considering our application for a permit and variance regarding the placement of a manufactured home on our property at 381 Birchcliff Road. We take possession on August 17, 2023. We plan to place the proposed dwelling on the land as soon after as is permissible.

Please allow us to introduce ourselves.

Our family considers Sylvan Lake another home. [REDACTED] grew up going to her family's home on Blissful Beach. Our children have grown up enjoying the beautiful lake and natural setting of the area with extended family. Our goal with the application is to create a home where we can continue to appreciate the natural surroundings that we love for many years to come.

Upon review of the available land and existing trees and placement of neighbour properties, we believe the placement of an offsite built, 20 x 76 foot structure will be the least disruptive and appropriately sized home for our family and best fits the land dimensions. We offer the following rationale and information for your consideration:

1. Proposed Dwelling (See attached pictures and specifications documents)
  - 20 x 76 foot manufactured showhome purchased from [Dynamic Modular Homes](#) in Red Deer.
  - This dwelling is not a park model or trailer.
  - This home is a permanent dwelling that will be placed and welded to 18 piles. Final skirting will be attached to finish the installation resulting in a permanent structure in look and effect.
  - The dwelling comes with a traditional New Home Warranty as other new construction homes.
  - This is an all season home which our family intends to enjoy throughout the year.

- At the furthest south portion of the dwelling, we will have an open grass and garden area and will not disrupt the reserve forest in any way.
- Our goal is to preserve the current natural sitelines of our existing neighbours to the east and west of the lot.
- We will reposition the small, seedling pine trees recently planted by the previous owner to the north portion of the lot to create a natural tree line between the lot and Birchcliff Road.
- In spring 2024, we will also be planting a variety of new trees on the lot to replace dead trees on the lot. Trees will be in accordance with local varieties.

We have met with the neighbours on the east and west and shared our plans with them. We have also received permission from [REDACTED] to submit this application prior to taking possession of the lot next week (see enclosed copy of email correspondence).

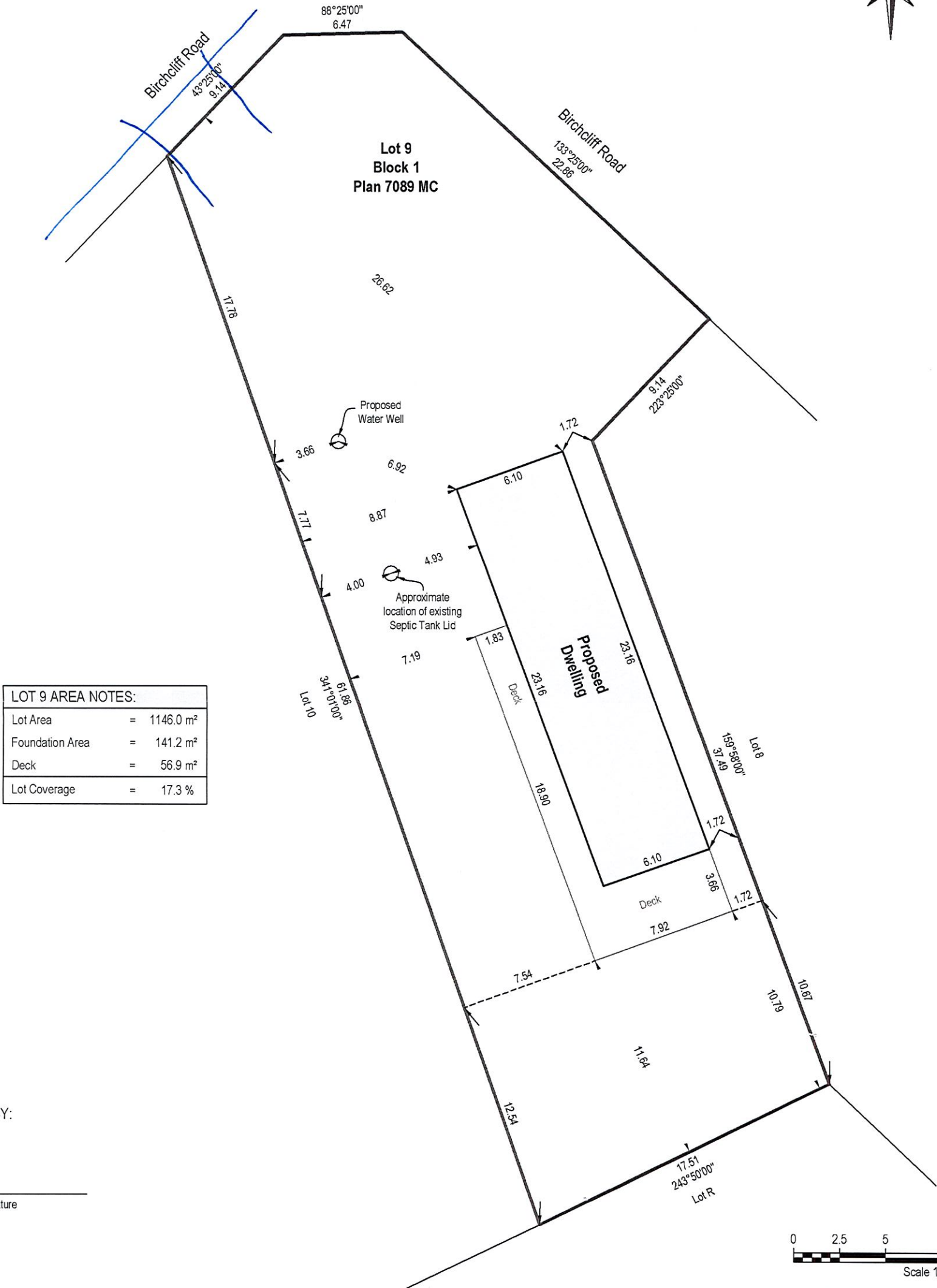
We hope that this information is able to satisfactorily answer your questions and allows you to permit us to move ahead with the placement of this dwelling on our land parcel. We thank you for your time and consideration.

[REDACTED]

PLOT PLAN  
SHOWING PROPOSED  
LOCATION OF BUILDING(S)

Civic Address: 381 Birchcliff Road  
Summer Village of Birchcliff, Alberta  
Legal Description: Lot 9, Block 1, Plan 7089 MC

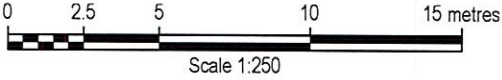
C-1



APPROVED BY:

Print Name & Signature

NOTES:  
-Distances are in metres and decimals thereof. Measurements are shown to the outside face of the proposed building foundation wall at ground level.  
-The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.  
-Lot boundaries have been calculated from registered plan and may change due to located survey evidence at the time of staking.



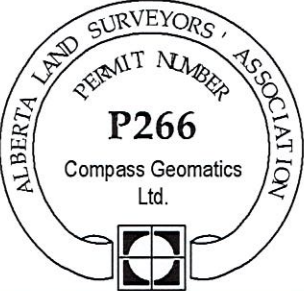
LAND USE DISTRICT  
R1 -Lakeshore Residential District

REVISION SUMMARY	
10	Amend Dwelling (08/17/23) PC/KDL
9	Amend Dwelling (08/16/23) PC/KDL
8	Amend Dwelling Location (08/27/18) PML/PC
7	Remove Curb (08/20/18) PML/PC
6	Remove Proposed Shop (08/20/18) PML/PC
5	Amend Shop Location (10/10/17) PML/PC
4	Amend Information (08/15/17) PML/PC
3	Add Information (08/14/17) PML/PC
2	Add Information (07/26/17) PML/PC
1	Add Landscaping (07/06/17) PML/JW
0	Original Issue (06/28/17) PML/JW

CLIENT  
Peter Klingval

REV.  PAGE  
1 of 1

**COMPASS**  
Geomatics Ltd.  
11-4608 62nd Street  
Red Deer, Alberta T4N 6T3  
Office (403) 356-0111 Fax (403) 356-0114  
www.compassgeomatics.ca



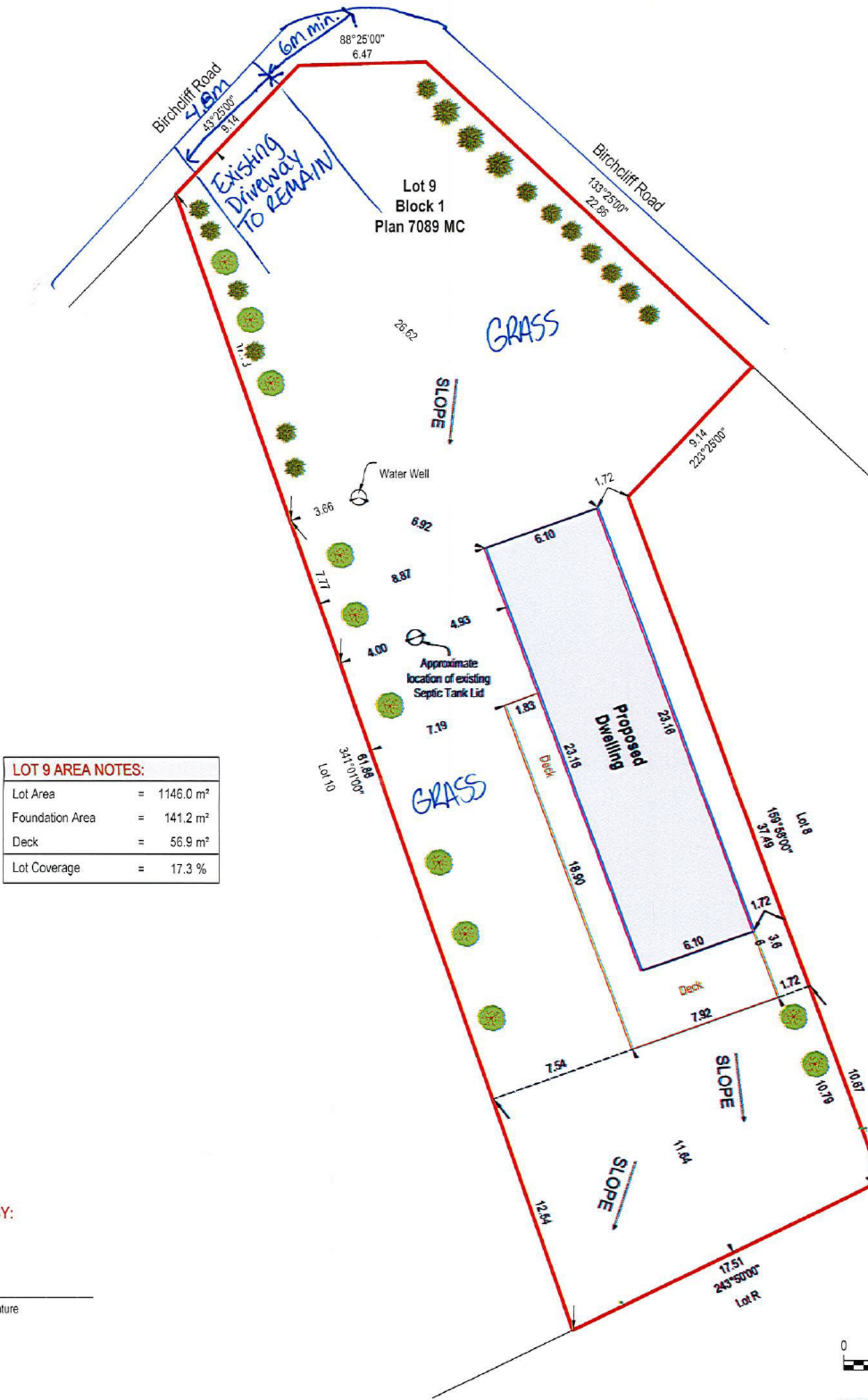
COMPASS DWG: 00956-17-PP-R10 SURVEYED BY: \_



PLOT PLAN  
SHOWING PROPOSED  
LOCATION OF BUILDING(S)

Civic Address: 381 Birchcliff Road  
Summer Village of Birchcliff, Alberta  
Legal Description: Lot 9, Block 1, Plan 7089 MC

- Trees Legend:
- RELOCATION: Coniferous trees - 17
  - NEW Deciduous trees - 11



LOT 9 AREA NOTES:	
Lot Area	= 1146.0 m <sup>2</sup>
Foundation Area	= 141.2 m <sup>2</sup>
Deck	= 56.9 m <sup>2</sup>
Lot Coverage	= 17.3 %

APPROVED BY:

Print Name & Signature

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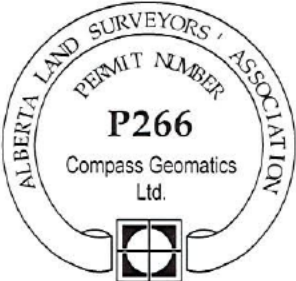
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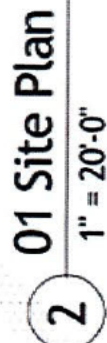
CLIENT  
REV. 10  
PAGE 1 of 1



11-4608 62nd Street  
Red Deer, Alberta T4N 5T3  
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www.compassgeomatics.ca



COMPASS DWG: 00956-17-PP-R10 SURVEYED BY: \_\_\_\_\_



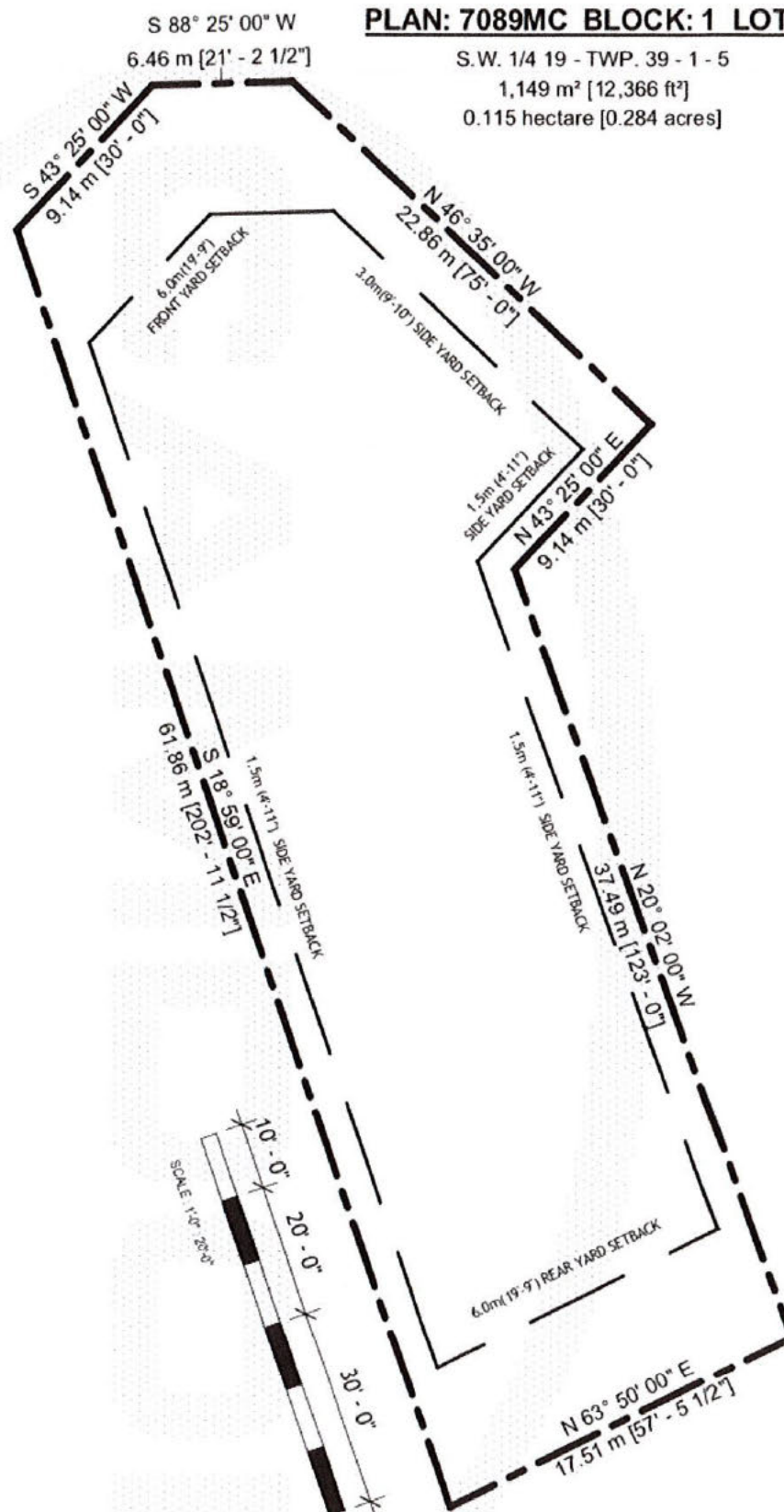


**PLAN: 7089MC BLOCK: 1 LOT: 9**

S.W. 1/4 19 - TWP. 39 - 1 - 5

1,149 m<sup>2</sup> [12,366 ft<sup>2</sup>]

0.115 hectare [0.284 acres]

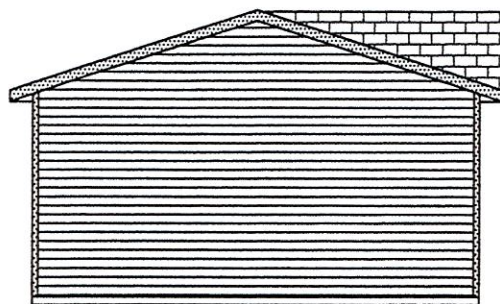


2

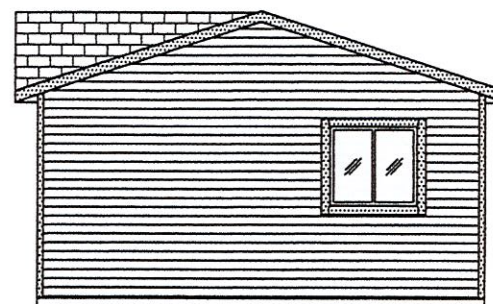
01 Site Plan

1" = 20'-0"

8/10/2023 8:03:48 AM

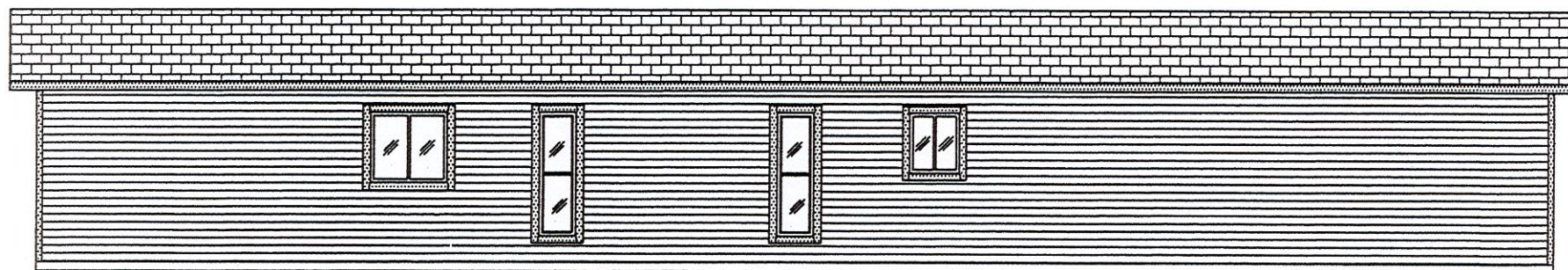


REAR END ELEVATION

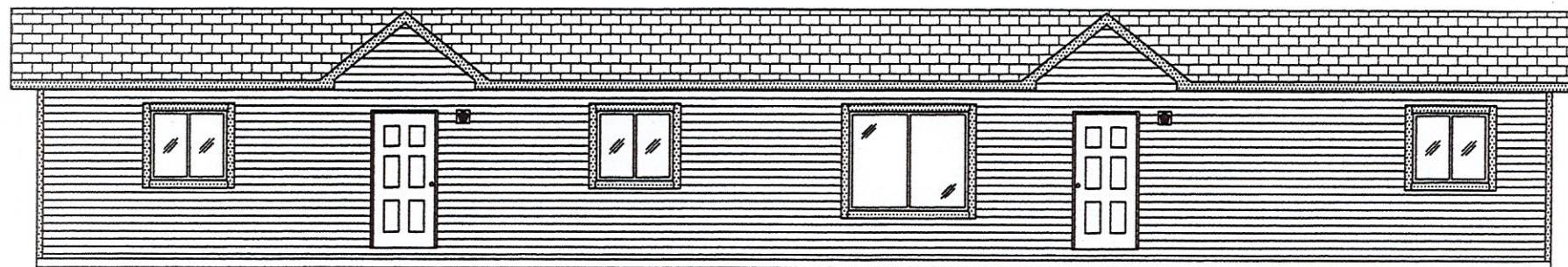


HITCH END ELEVATION

19'-8"



ROAD SIDE ELEVATION



CURB SIDE ELEVATION

76'



BY: EH  
 DATE: 02.24.23  
 SCALE: 1/8" = 1'  
 FILE: 3410

CUSTOM

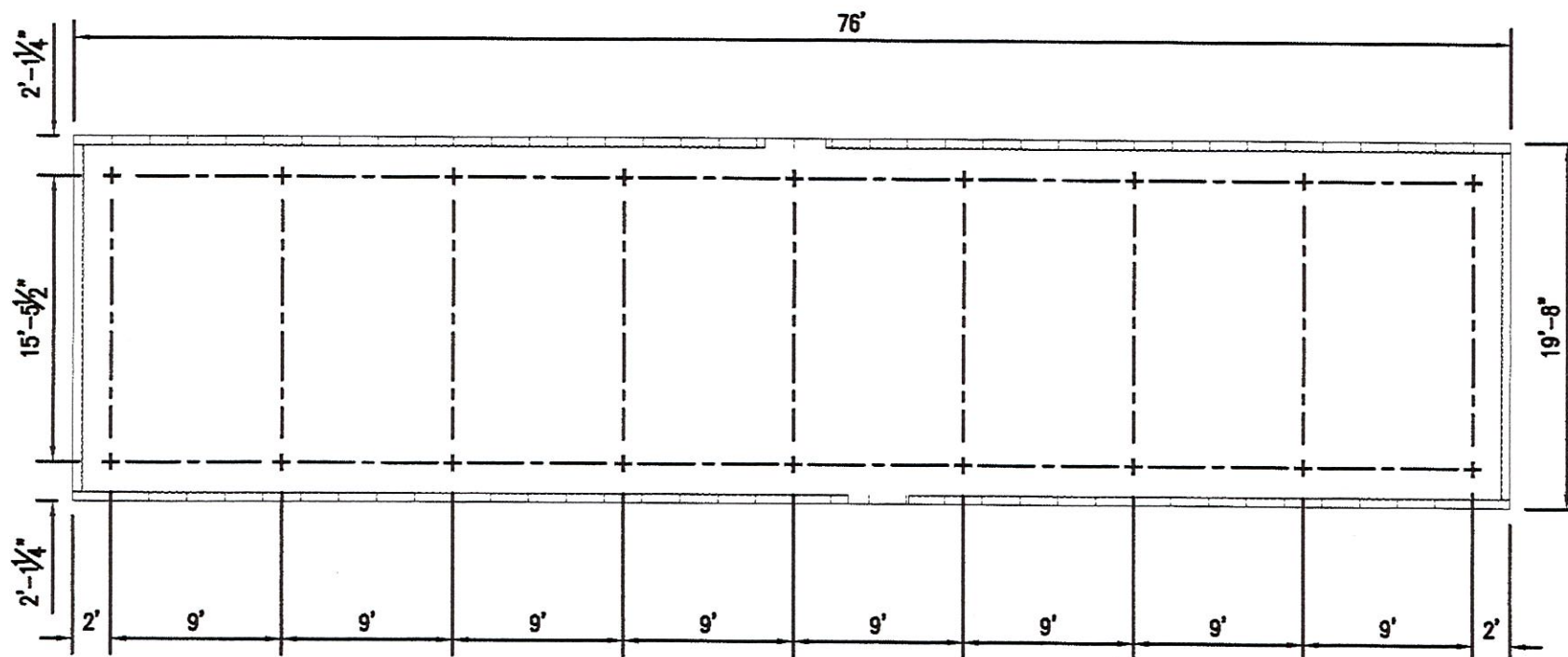
PN: 3410

19'- 8" x 76'

NTHW'D SERIES



NOTE: TYPICAL PILE PLACEMENT FOR A STANDARD  
19'-8" WIDE HOME ON A FRAME



+ SUPPORT LOCATION  
SUPPORT LOCATION MAXIMUM SPACING NOT TO EXCEED 9'

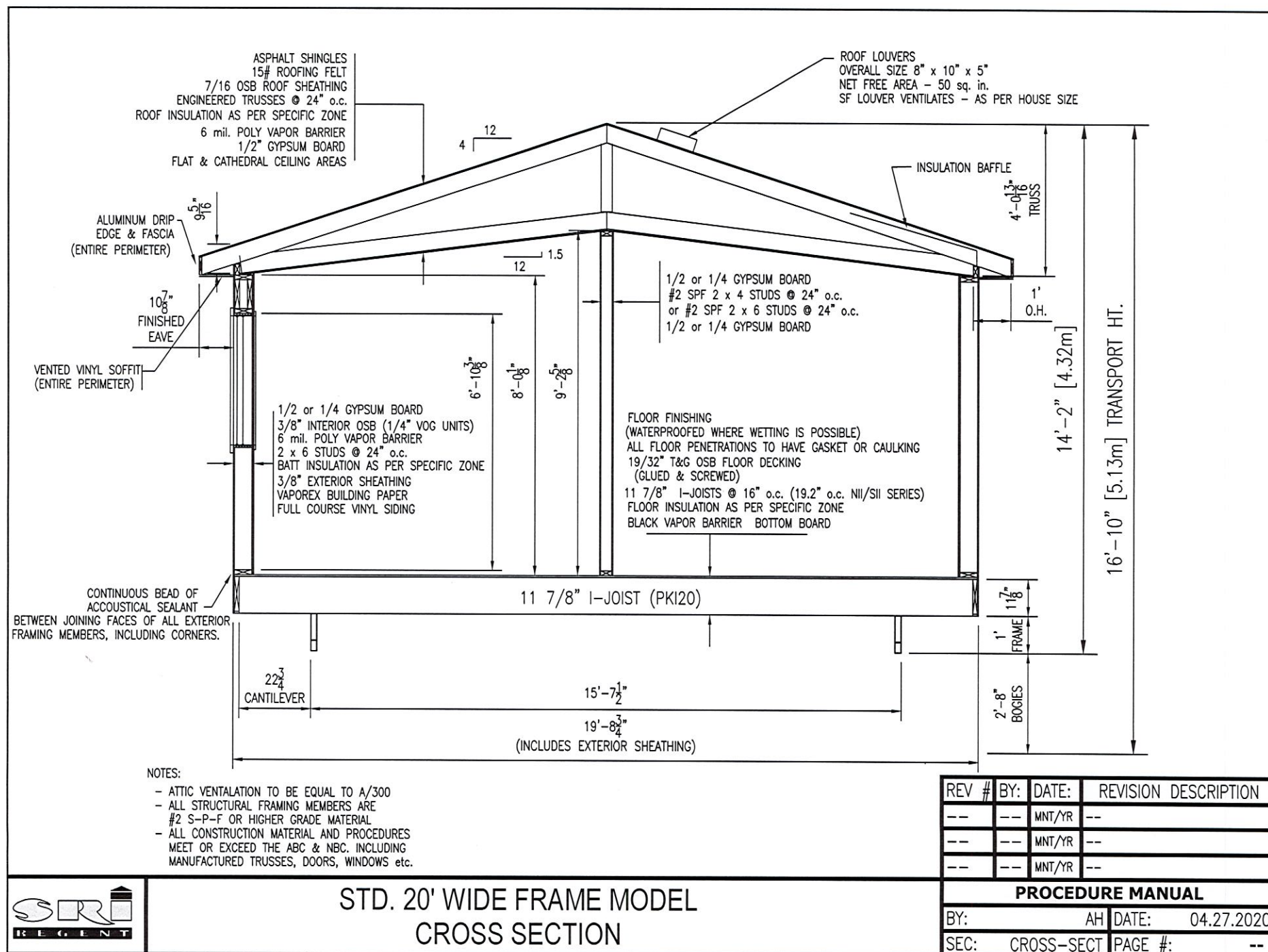
PILE LOADING AVAILABLE UPON  
REQUEST AS PER HOUSE LOCATION



P.N. ----  
MODEL  
19'-8" Wide  
SERIES

REV DATE: -	REV DATE: -		
REV BY: -	REV BY: -		BY: ----
REV 2: -	REV 1: -	CHK'D BY: ----	DATE: 05.04.20
		DATE: ----	SCALE: N.T.S.















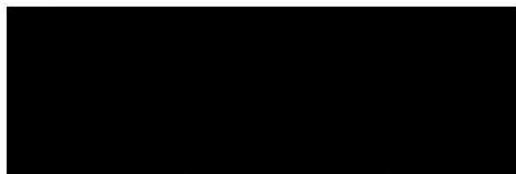
# Maple Leaf Consulting Inc.

R.R. #1  
Rocky Mountain House, Alberta  
T4T 2A1

(403) 348-3458  
Fax: (403) 845-4775

April 12, 2021

Reference: MLC-24171B



Attention: [Redacted]

## EQUIPMENT ASSESSMENT

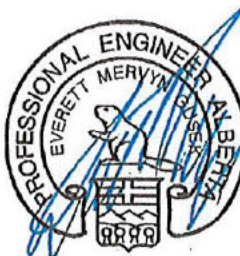
**Equipment:** Adjustable Pile  
**Manufacturer:** 718495 Alberta Ltd.  
**Model:** 4.5" OD x .313" Wall Insert with CNC cut slots c/w  $\frac{3}{4}$ " x 2" flat keeper plate on 5.5" OD x .375" Wall Driven Pile  
**Safe Working Load:** 23,500 lbs per pile (10,682 kg)

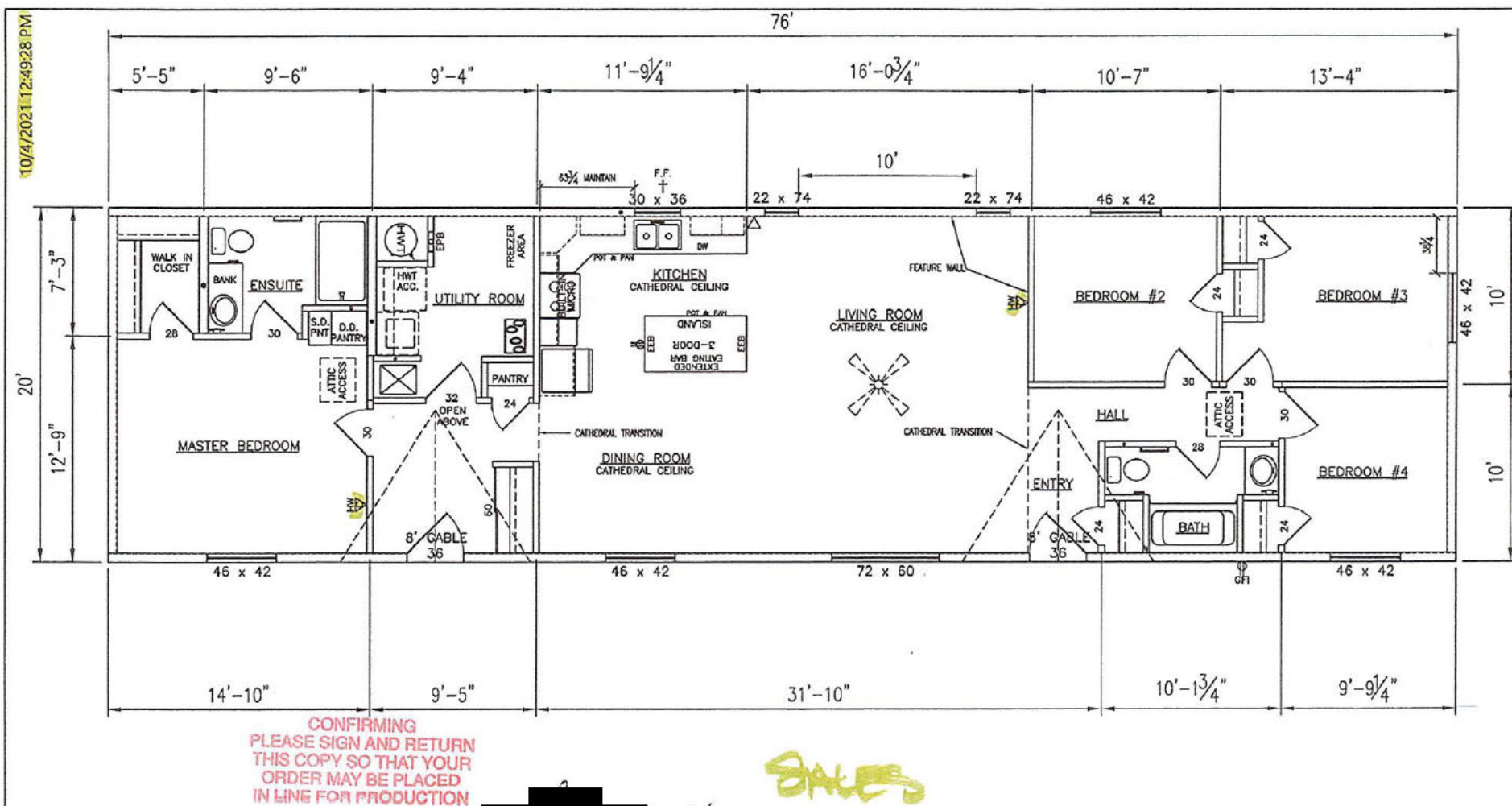
A sample of the above pile was examined as requested. The design was tested to destruction multiple times. Two tests were completed at the lower slots of the insert. The failures occur by failure of the slots at 117,670 lbs and 121,425 lbs. (The testing was conducted on a sample with only 1" between the slots.) The key (keeper plate) exhibited a  $\frac{1}{4}$ " bow when removed. The next test was with the key at the top slot of the insert. The failure occurred by shearing the key at 144,000 lbs. The pile design is depicted in drawing MLC-21089.

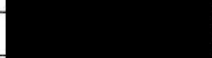
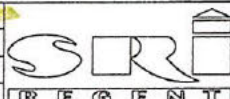
We feel a safe rating of the pile is 20% of the lowest failure point ( $= 117,670 \times .2 = 23,534$  lbs), rounded down to 23,500 lbs per pile.

Unengineered structural modifications to this unit will void this assessment.

<b>PERMIT TO PRACTICE</b>	
MAPLE LEAF CONSULTING INC.	
Signature	Everett M. Gusek, P. Eng.
Date	April 12, 2021
<b>PERMIT NUMBER: P 7117</b>	
The Association of Professional Engineers, Geologists and Geophysicists of Alberta	





Prop. #6		THIS DRAWING IS NOT INTENDED TO BE USED FOR PRODUCTION PURPOSES. CLOSELY REVIEW THE DRAWING. IN THE EVENT OF A DISCREPANCY BETWEEN THE LINE DRAWING AND THE HARD CARD, THE HARD CARD SHALL GOVERN.	SIGN HERE : 	Customer Name: <b>STOCK 4 BEDROOM 2022</b>	Product #: <b>3023</b>	Model #: <b>CUST NII</b>	Size: <b>20' x 76'</b>	Scale: <b>5/32" = 1'</b>	
Prop. #5									
Prop. #4									
Prop. #3									
Prop. #2	10.04.21 SJ								
Prop. #1	09.29.21 SJ	NOTE: DRAWING MUST BE SIGNED AND RETURNED TO REGENT HOMES BEFORE HOME CAN BE SCHEDULED FOR PRODUCTION.	Dealer: <b>DYNAMIC MODULAR HOMES</b>						































