

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF BIRCHCLIFF  
SUMMER VILLAGES ADMINISTRATION OFFICE  
JULY 13, 2023 @ 9:00 a.M.**

**A. CALL TO ORDER**

**B. ADOPTION OF AGENDA**

**C. DEVELOPMENT ITEMS**

1) 202 Birchcliff Road, Sunnyside Camp

**D. ADJOURNMENT**

**Summer Village of Birchcliff – Municipal Planning Commission****July 13, 2023****Agenda Item****202 Birchcliff Road, Sunnyside Camp (Lot 1, Block -, Plan 9422486)****Development Permit Application****Background:**

Director David Harnik, on behalf of Sunnyside Pentecostal Camp (202 Birchcliff Road) (Lot 1, Block -, Plan 9422486), in the village of Birchcliff has applied for an addition on an existing dwelling on the lot. This property is located in the CC1 District (Church Camp District). The dwelling and addition meet the minimum setback requirements and parcel coverage requirements for the camp. There will be no landscaping changes. The intent of the addition is to replace an existing deck with more room in the dwelling for a entry porch. The existing deck was 12' wide and 8' out from the dwelling, this is an extension from 8' out to 10' out, or 24ft<sup>2</sup>.

**Discussion:**

This application is before MPC for the following reason:

- Detached Dwelling is listed as a discretionary use, therefore any addition to it requires Municipal Planning Commission approval.

**Application Review:**

After reviewing the application and all relevant planning documents, administration does not see any reason for the application to be denied. The dwelling addition is within the Land Use Bylaw regulations and does not require any variances. Adjacent landowners have been notified and no response has been received.

**Conditions:**

If approved, Administration would recommend the following conditions:

- Addition to match or compliment the exterior finish of the existing building.
- All applicable Superior Safety Codes permit to be completed and submitted to the administration office.
- Completions deposit of \$500
- Site survey completed by an Alberta Land Surveyor showing the setbacks.

July 5, 2023

**Authorities:**

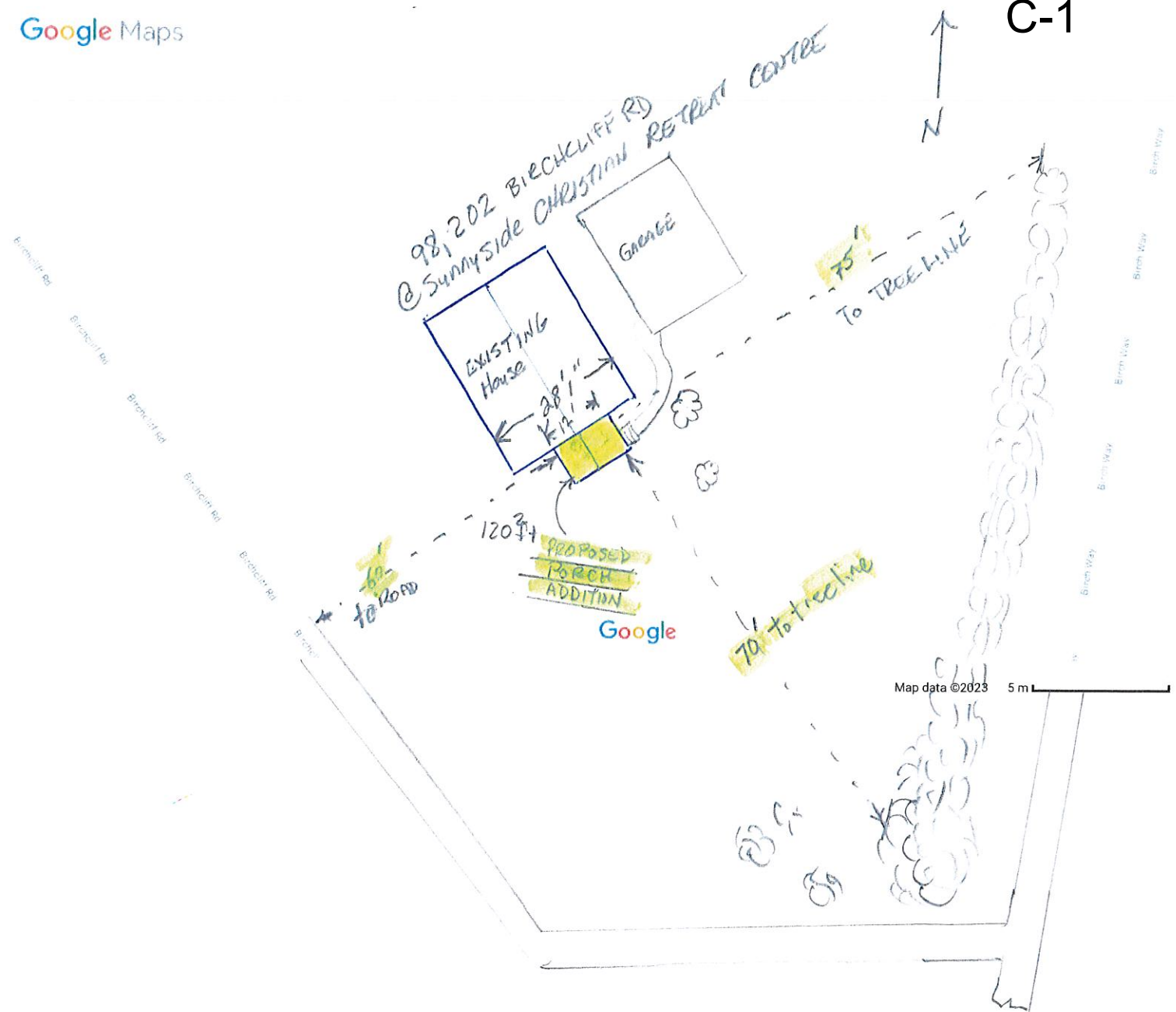
For a discretionary use in any district:

- 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.

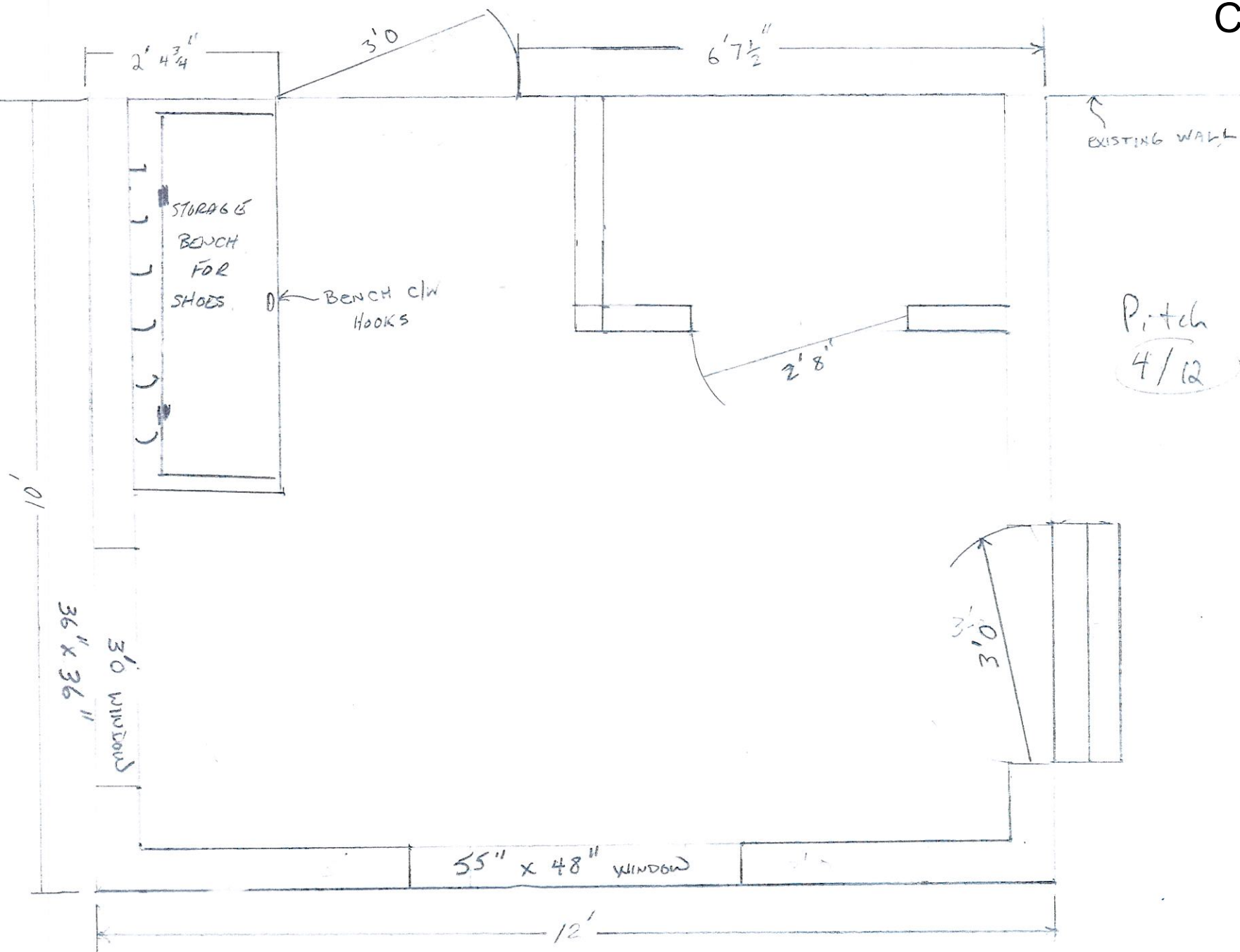
**Decision:**

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

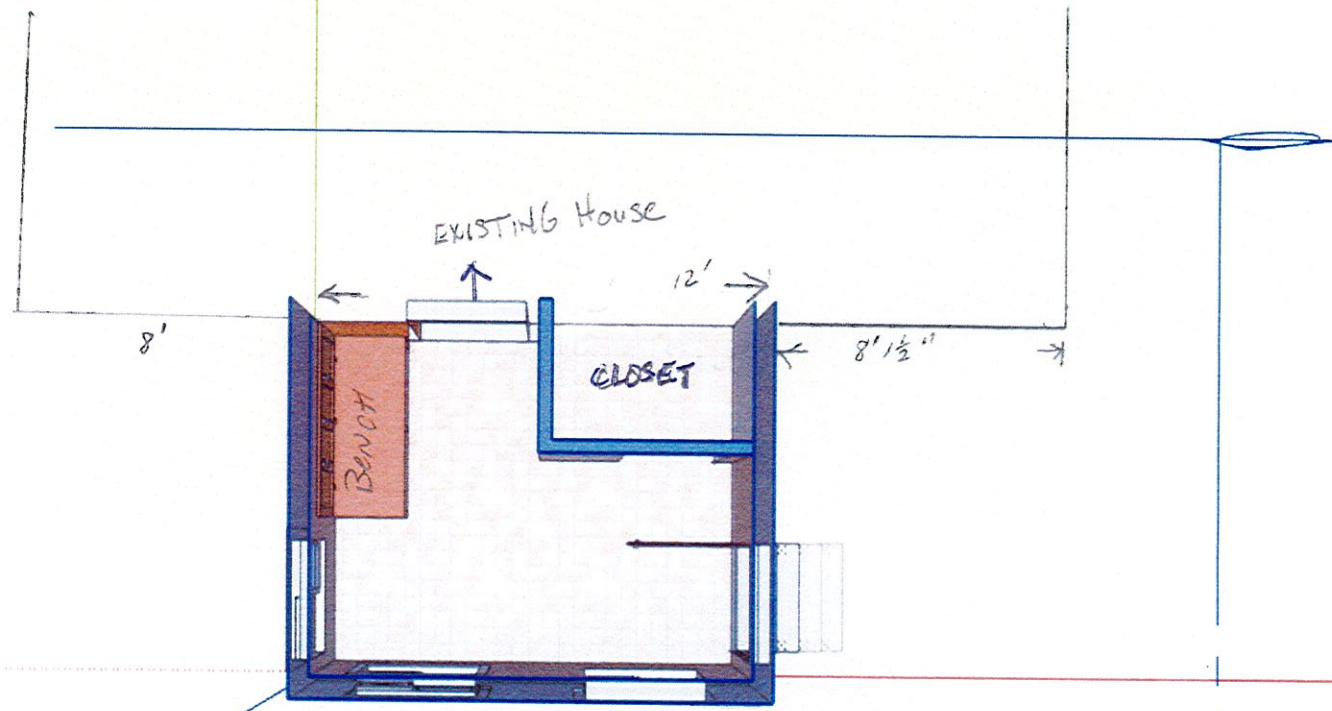
1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).



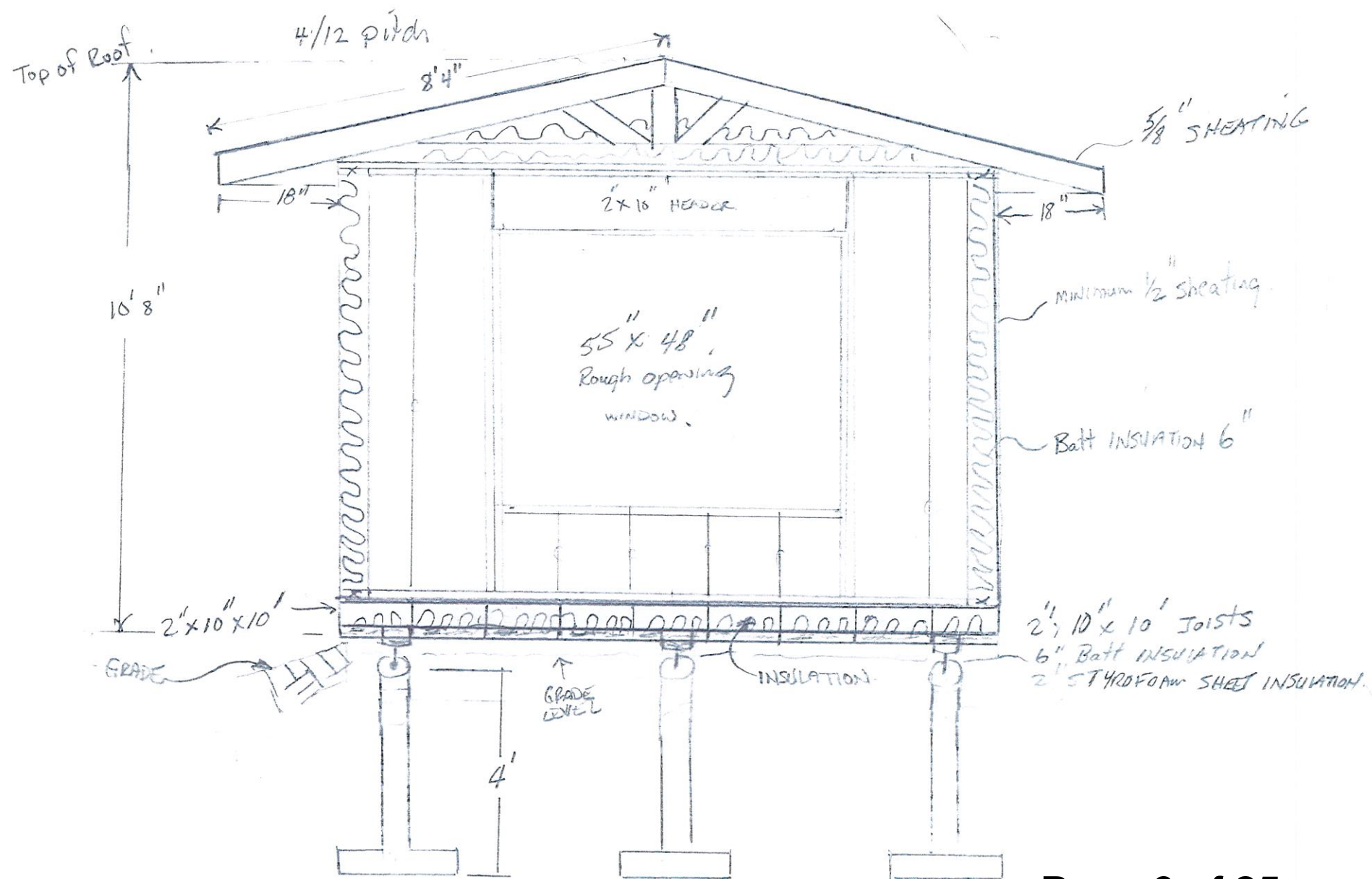




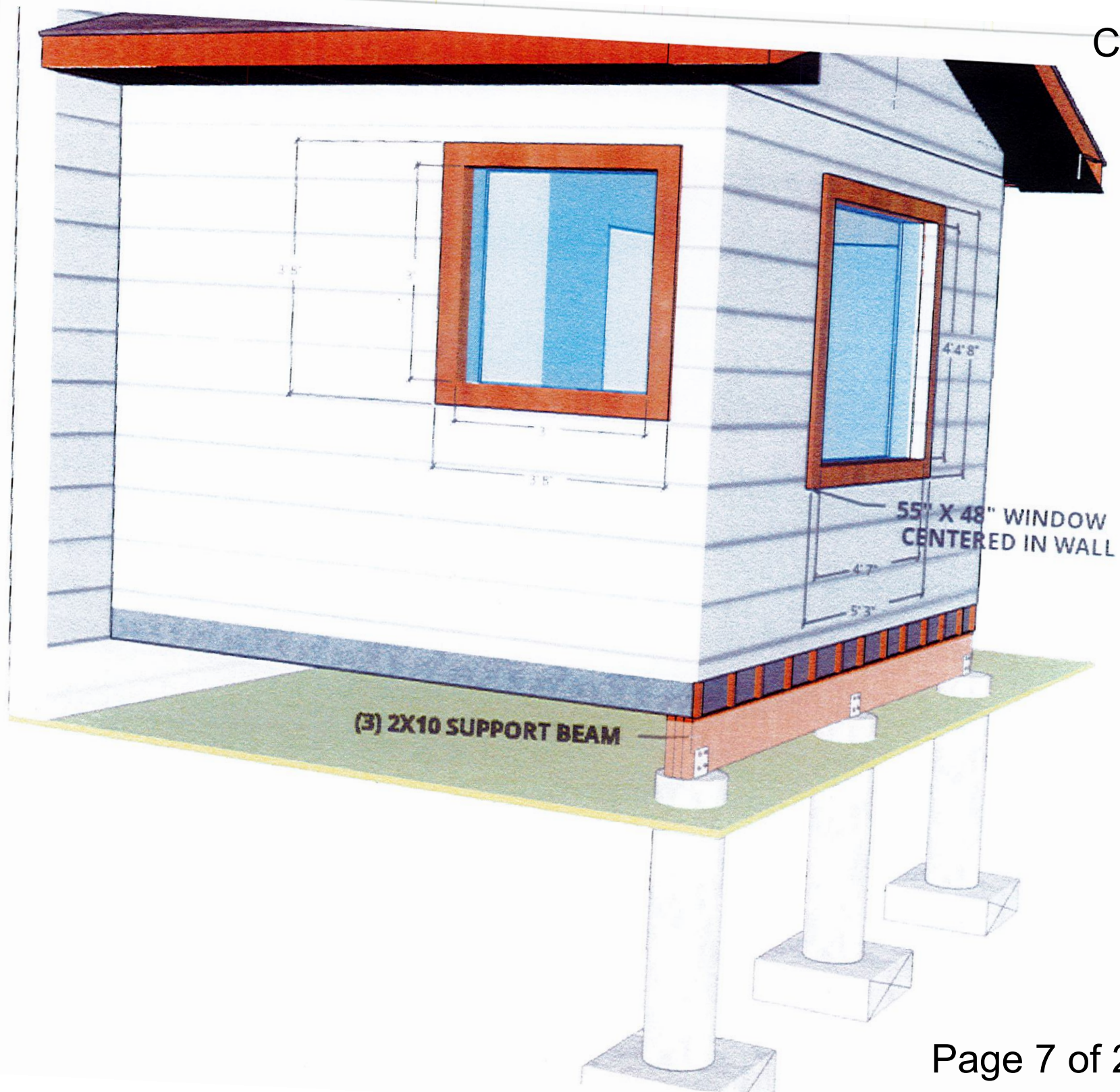
SUNNYSIDE CAMP  
98, 202 BIRCHCLIFF RD.  
Village OF BIRCHCLIFF



# FRONTVIEW TOWARDS EXISTING HOUSE







TOP VIEW

↑ EXISTING House.

← 16" → 2"X10" space

↑ EXISTING House

2"X10" (Spruce)  
Blocking on

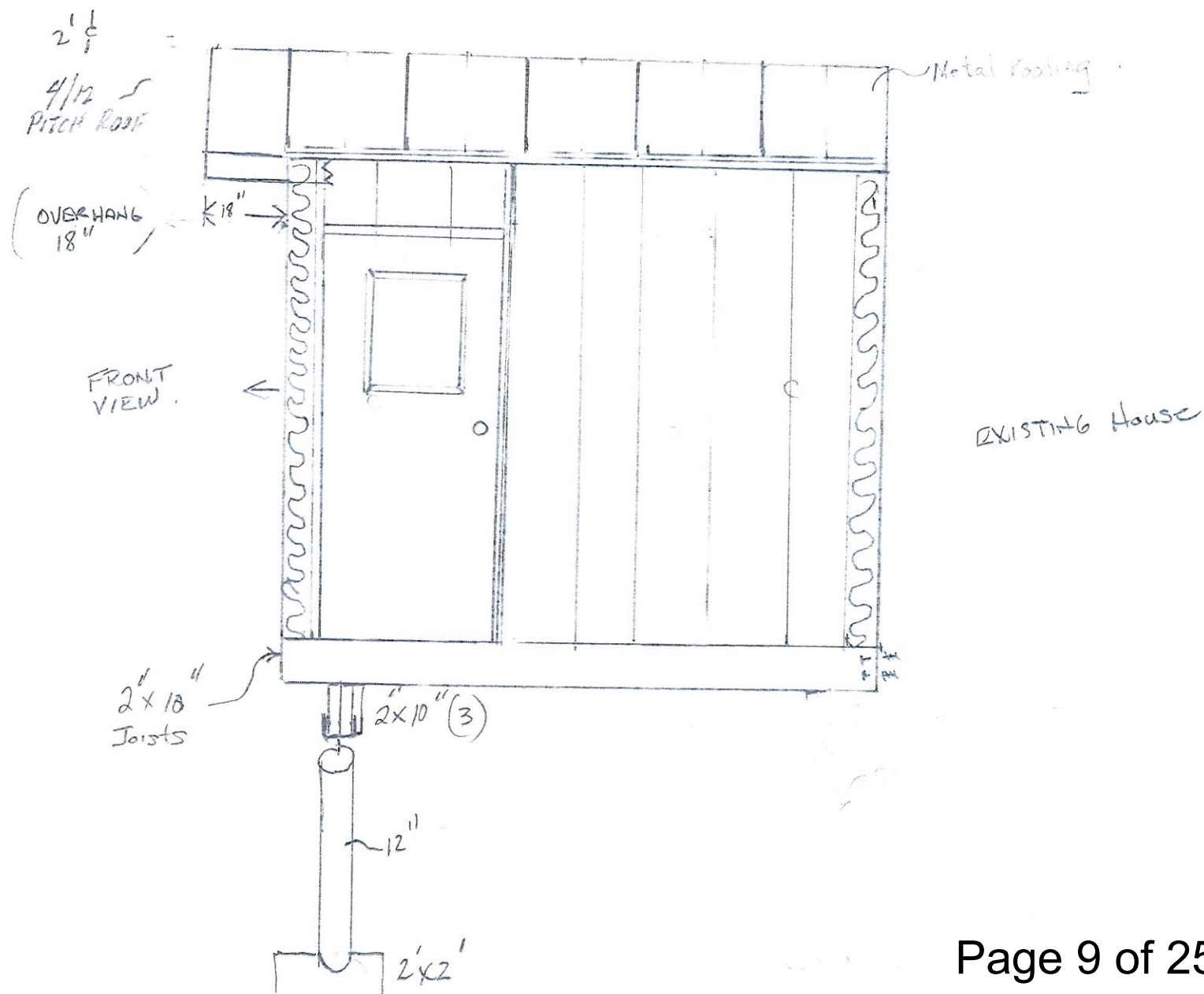
10'

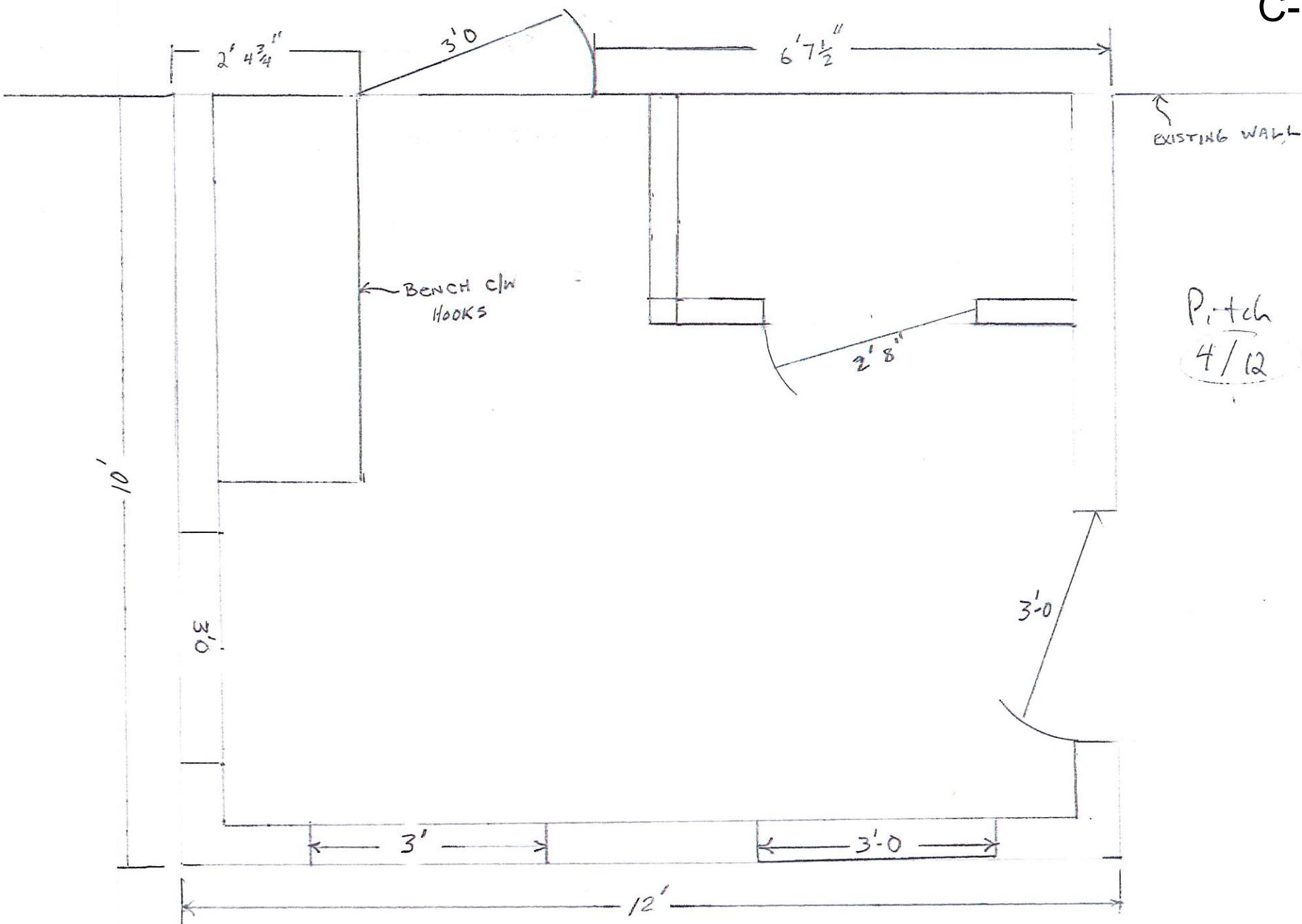
12'



(2) FLOOR T/G ON TOP OF JOISTS

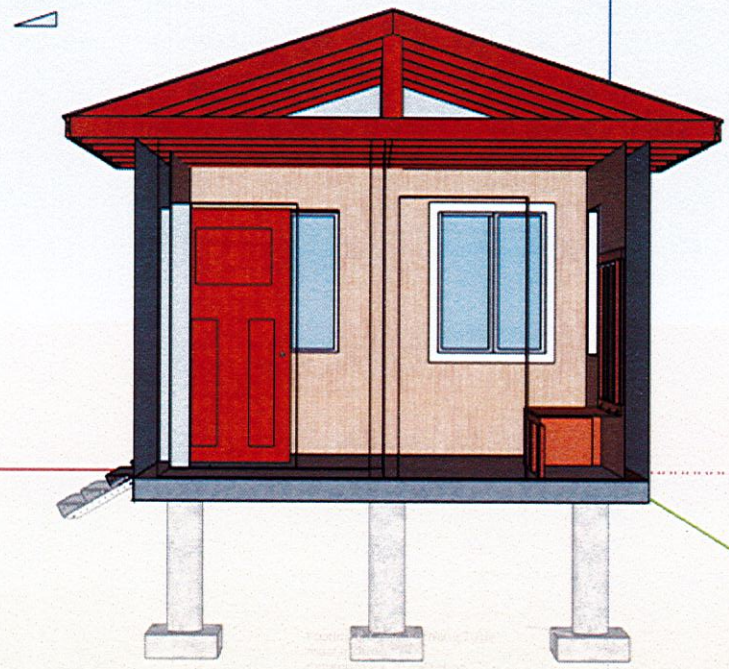
(3) FLOOR TO HAVE BATT INSULATION AND Rodent control PLYWOOD to prevent entry from Entry (3/8" Plywood)

END VIEW RIGHT SIDE

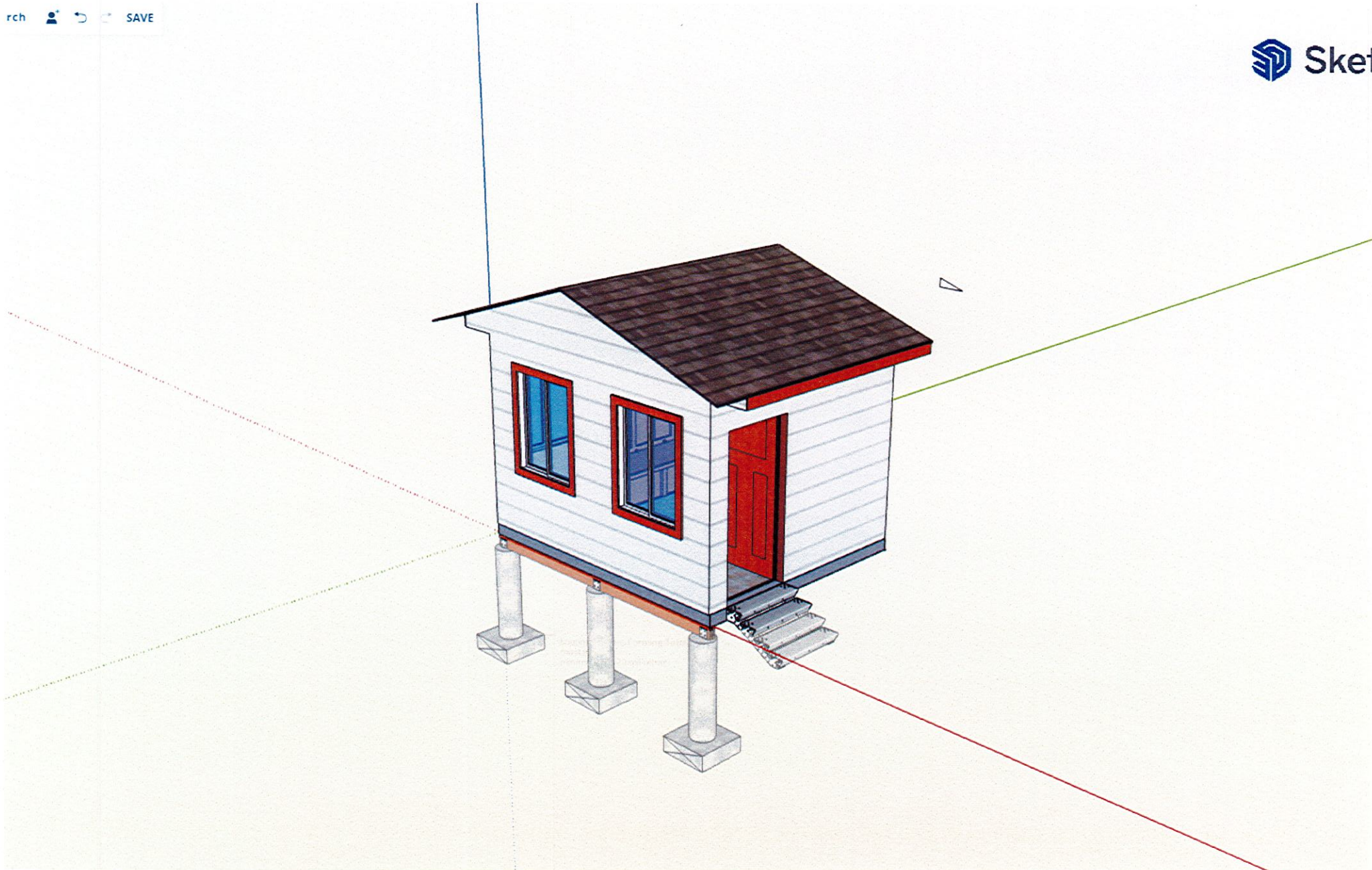


SUNNYSIDE CAMP  
98, 202 BIRCHCLIFF RD.  
Village of BIRCHCLIFF

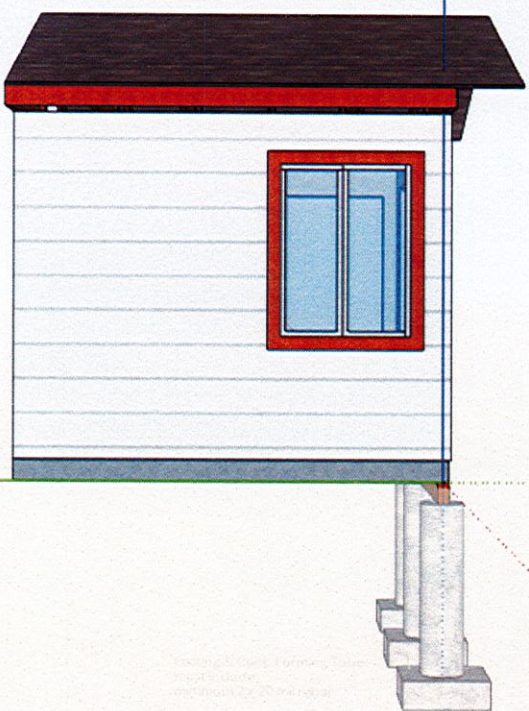






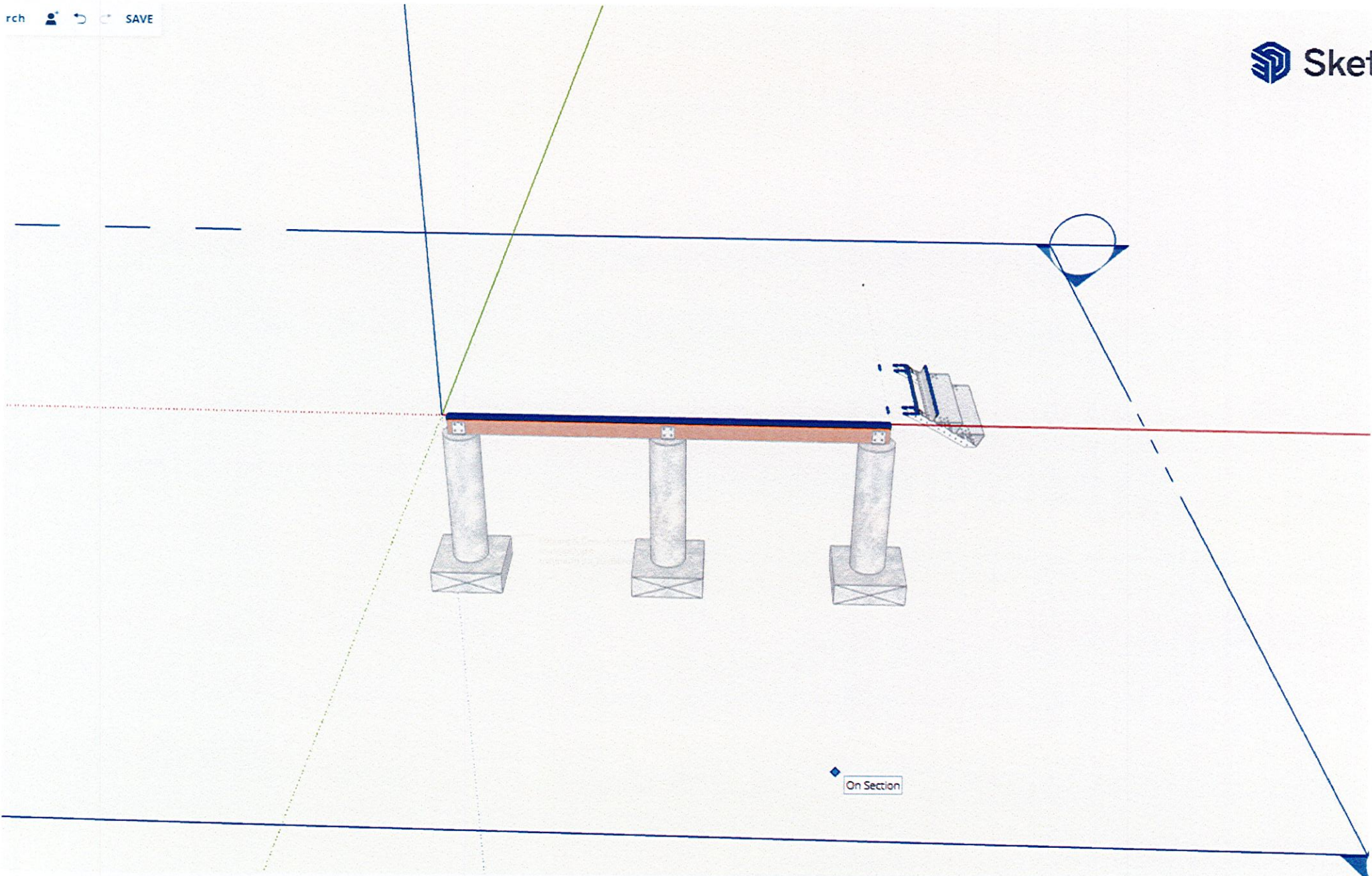








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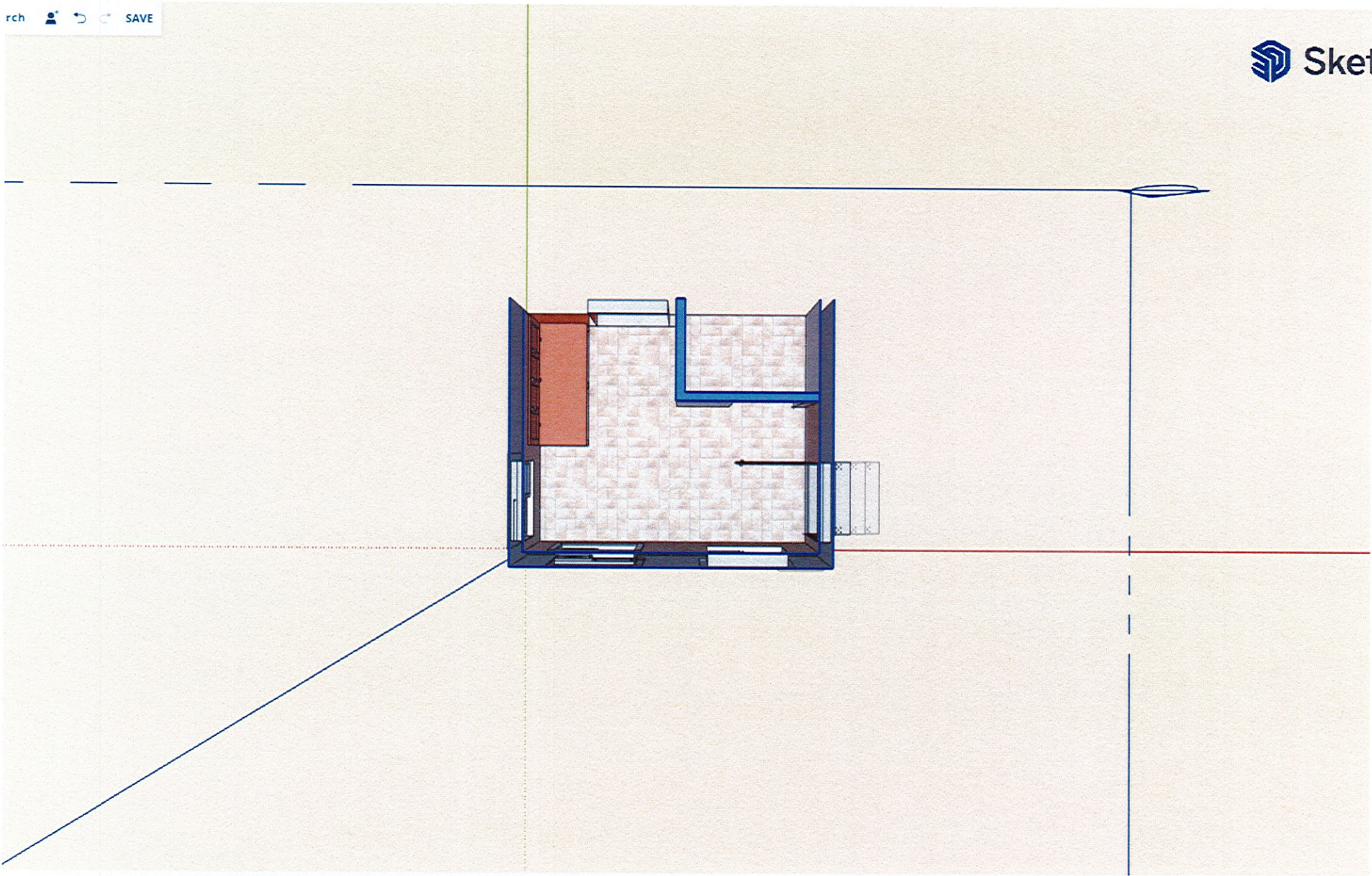
Distance



C-1

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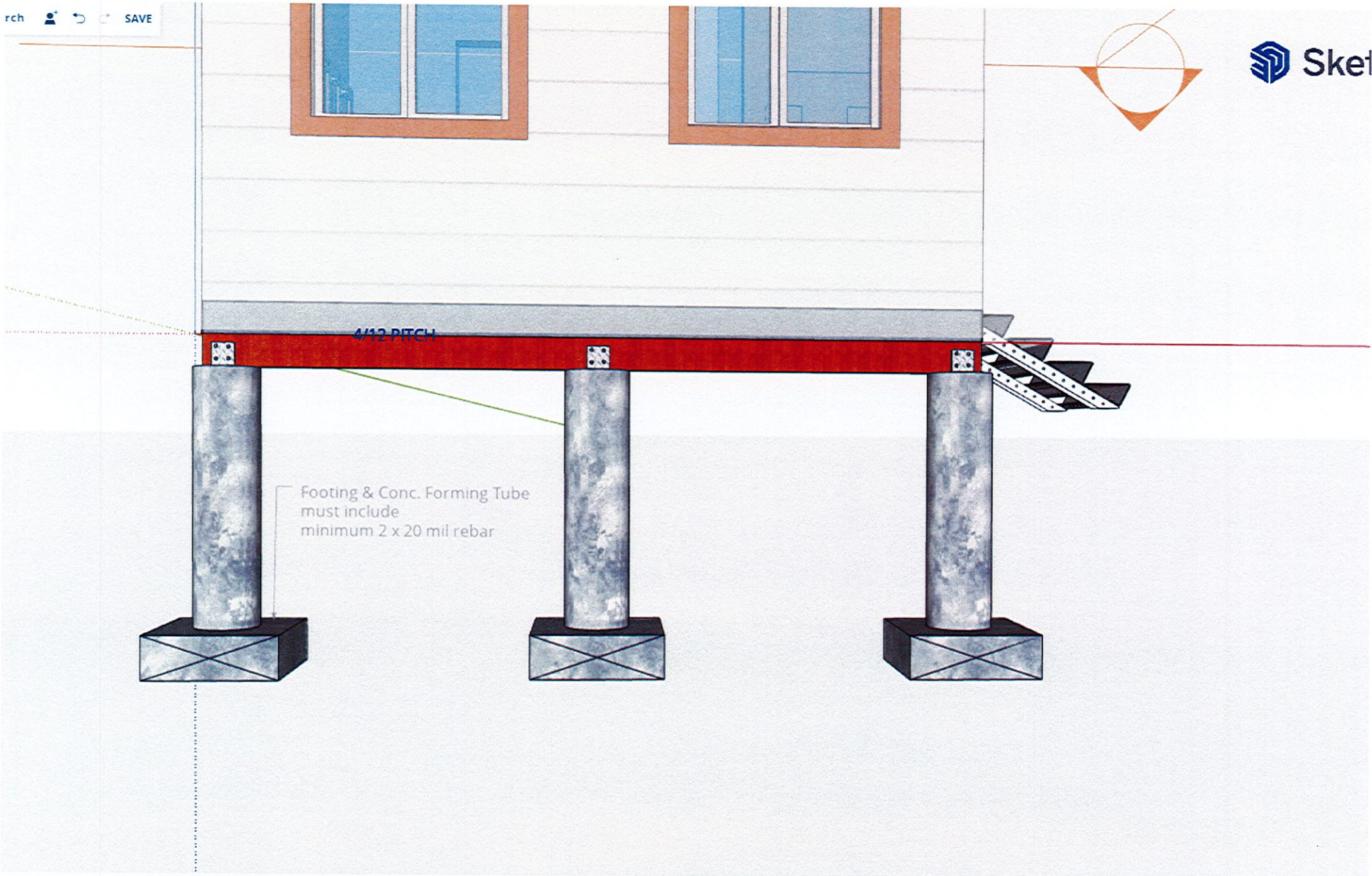


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Distance

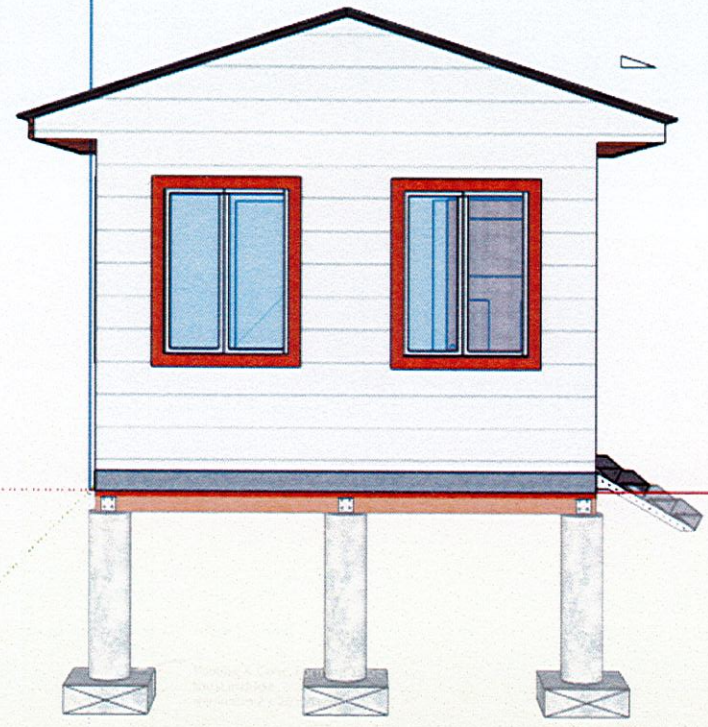








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Measurements

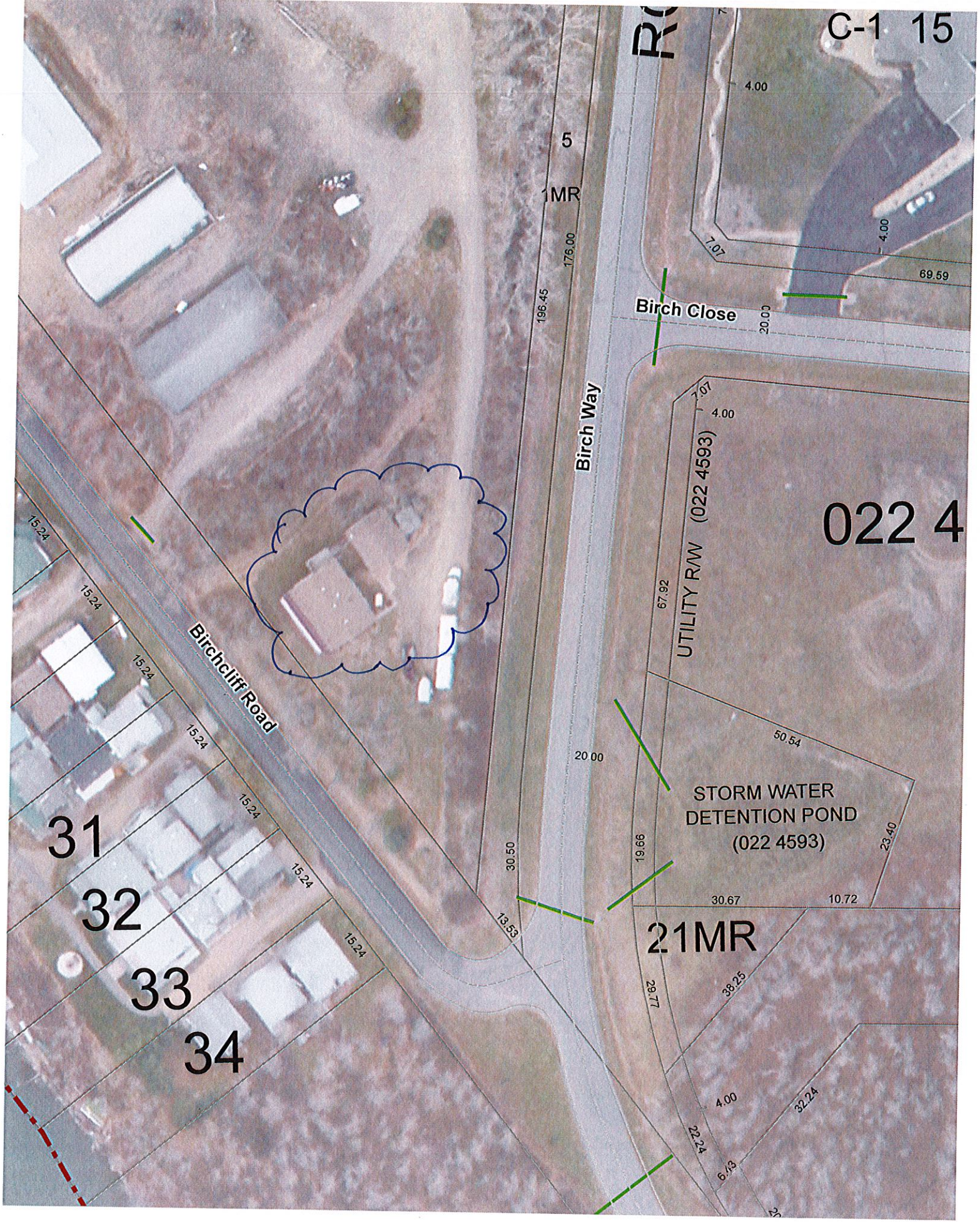






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JUN 20 2023







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**Summer Village of Birchcliff  
Church Camp Cottage District (CC2)  
Site Development**

The Land Use Bylaw of the Summer Village of Birchcliff states that within the Church Camp Cottage District:

"All development permit applications must include a surveyor's sketch showing the affected area(s) that are part of the map showing Areas 1-34, that identify the site of the proposed new cottage and/or addition, as well as provide the Development Authority with the following:

- (7) An agreement signed by all adjacent cottage owners within a 10.0 m (32.80 ft.) radius, stating their agreement to the proposed development, survey, and the yards established by it."

**AGREEMENT**

I (We) BOARD OF SUNNYSIDE CAMP  
of (mailing address) 98, 202 BIRCHCLIFF RD, S.V. OF BIRCHCLIFF AB T4S 1E6  
being the owner(s) of the Church Camp Cottage located at (please identify on the attached surveyor's sketch)  
# 98 within the Summer Village of Birchcliff, do hereby declare that I (We) am (are) aware of the proposed development as shown on the attached surveyor's sketch. I (We) acknowledge that this development and the yards created by it, may impact any future development that I (We) may wish to carry out.

With regard to the proposed development, I (We) are:

- ☒ In agreement with the proposed development, survey, and the yards established by it. No yard shall overlap any yard of an adjacent church camp cottage.  
☐ Not in agreement with the proposed development, survey, and the yards established by it. No yard shall overlap any yard of an adjacent church camp cottage.

**COMMENTS ON THE PROPOSED DEVELOPMENT**

Any comments you may wish to make on the proposed development, you may do so below.

DIRECTORS Home is very congested upon entry and this is  
Replacing an existing deck with a ENTRY PORCH. THE existing  
deck was 12ft wide and 8ft out from the house. THIS IS  
AN extension From 8ft out to 10ft out or 24 sqft.

David Hanks

Signature

Feb 17, 2023

Date

[Signature]

Signature CHAIRMAN

Feb 20, 2023.

Date

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