

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF BIRCHCLIFF
SUMMER VILLAGES ADMINISTRATION OFFICE
MAY 3, 2021 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

- 1) 369 Birchcliff Road
- 2) 553 Birch Close

D. ADJOURNMENT

Summer Village of Birchcliff – Municipal Planning Commission

Agenda Item

369 Birchcliff Road (Lot 3, Block 1, Plan 7089MC)

Development Permit Application

Background:

The homeowner of 369 Birchcliff Road (Lot 3, Block 1, Plan 7089MC) in the Summer Village of Birchcliff submitted a complete application for a garage with guest house. This property is in the R1 District (Lakeshore Residential).

The proposed garage with guest house will have a bed as an option for overnight guests and the ability to add a future washroom. The proposed development meets the yard setbacks and height requirement. The proposed lot coverage is 32.96% and under the maximum 50% with the accessory building being 572 ft². The Land Use Bylaw states that accessory building's combined footprints shall be no larger than 6% of the parcel's total area, to a maximum of 2,200 ft², the accessory building's footprint totals 572ft², which is a footprint of 5.6% on a parcel with an area of 10,081.8 ft². The proposed garage with guest house meets the requirements to have a side entry garage and 3 trees being removed will be replaced according to the landscaping plan.

Discussion:

This application is before MPC for the following reason:

- Guest House is listed a discretionary use, therefore the decision must come from the Municipal Planning Commission.

Recommendation:

A "discretionary use" means a use which may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made. After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use. No variances are being asked for and the proposed garage with guest house meets all Land Use Bylaw regulations.

Conditions:

If approved, Administration would recommend the following conditions:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.

April 23, 2021

- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not be rented out to a separate party than those renting the detached dwelling.
- Height of the accessory building shall not exceed 7.62m (25ft.).
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Guest house means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- Completions Deposit of \$2,000.00
- Trees removed to be replaced according to 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*).

369 Birchcliff Road detached garage.

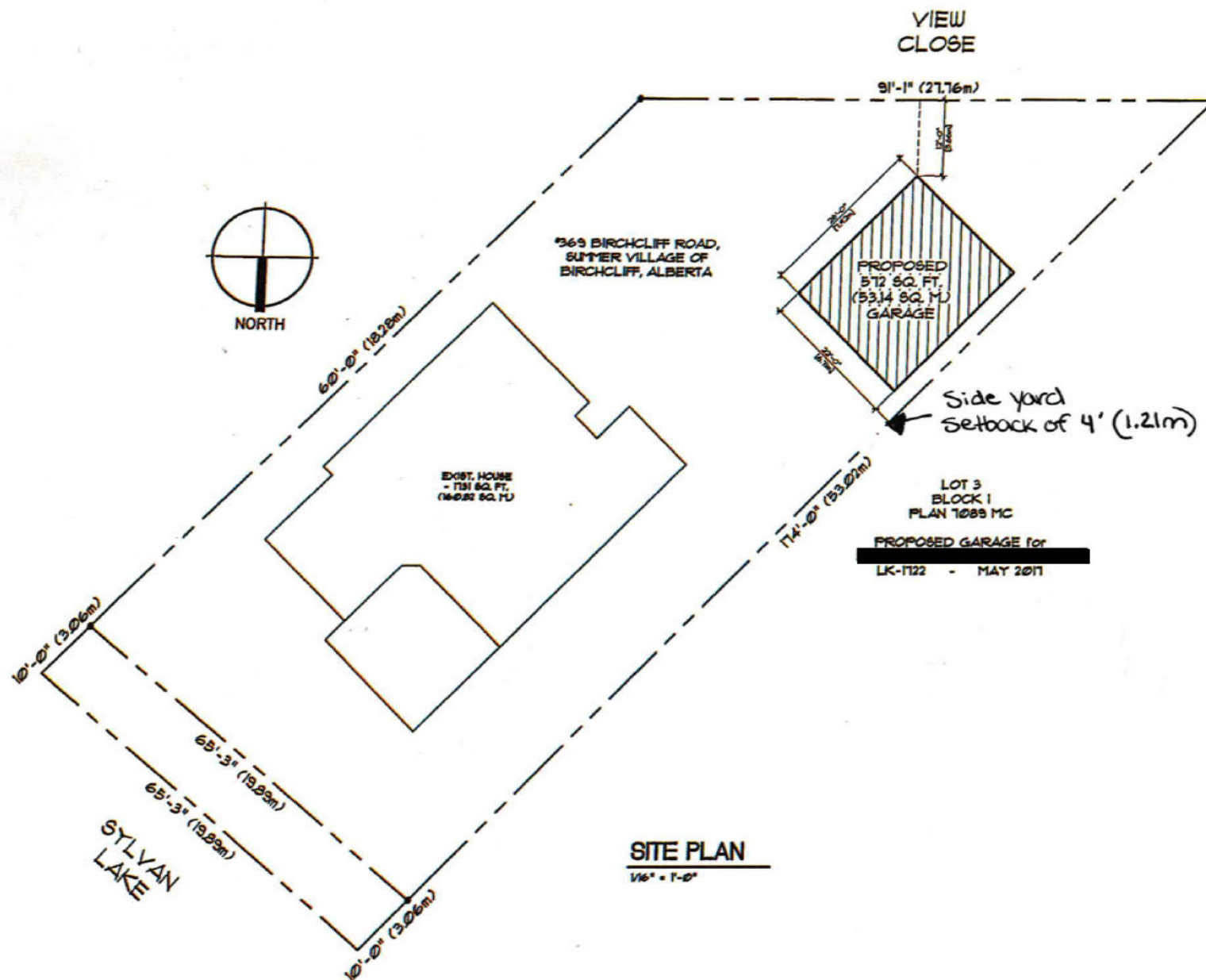
To whom it may concern:

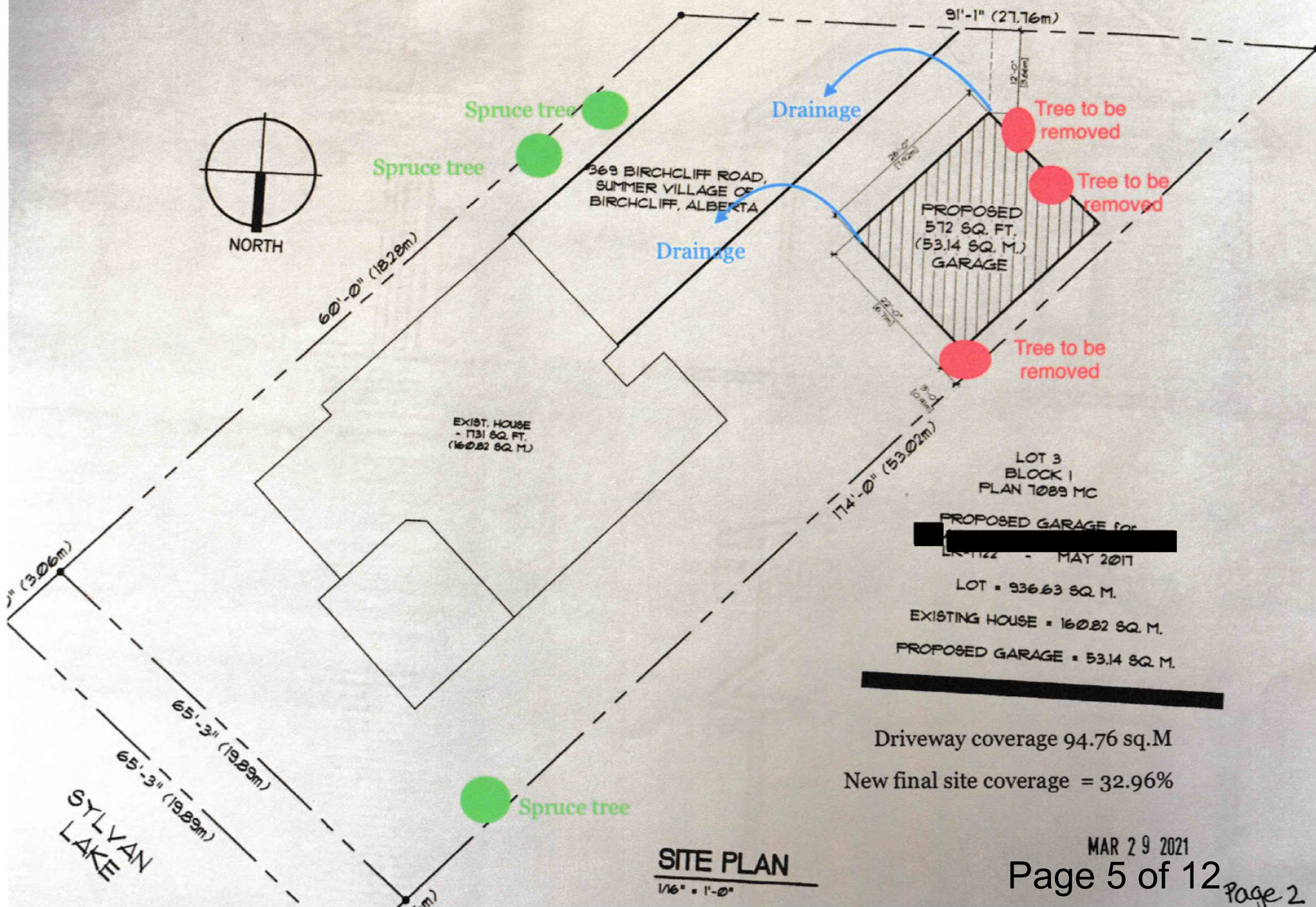
Please accept this letter of intent to build a secondary garage located at 369 Birchcliff Road. The structure will be used as a garage for storing Motorsports vehicles(motorcycle/ATV). The upper portion of the garage will be a recreational room as well as storage. The plans do come with the ability to add a washroom facility but will not be developed at this time.

The development does meet all the building requirements outlined in the bylaws. There are no variances required for the proposed structure. All trees being removed will be replaced with species natural to the environment. Additionally the landscaping will be updated as part of this project.

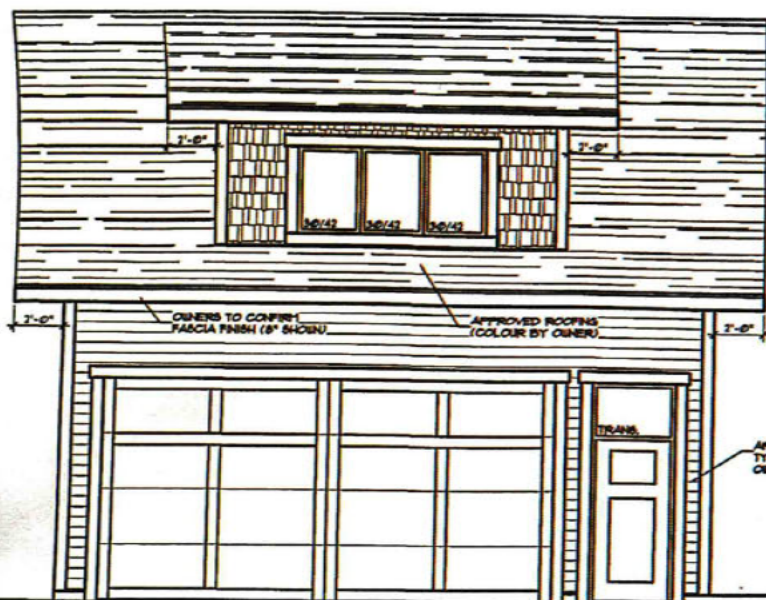
Kind Regards







MAR 29 2021

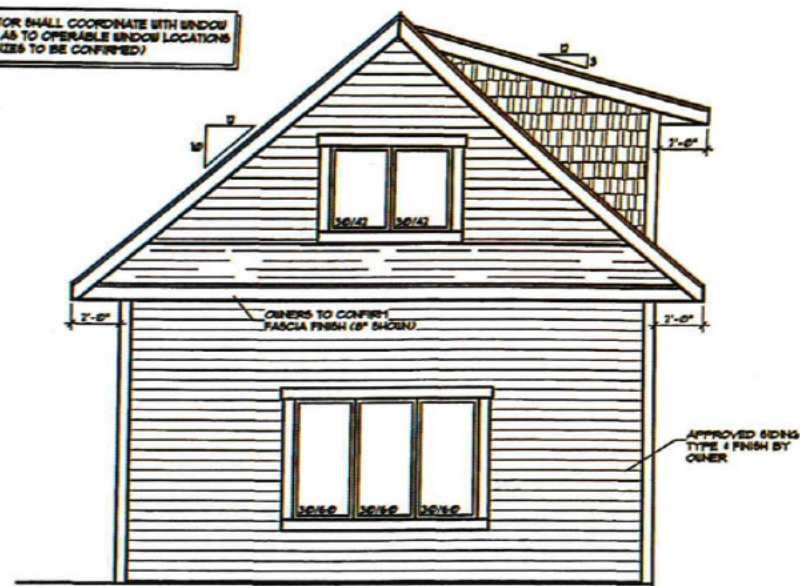


NORTH-WEST ELEVATION

3/16" = 1'-0"

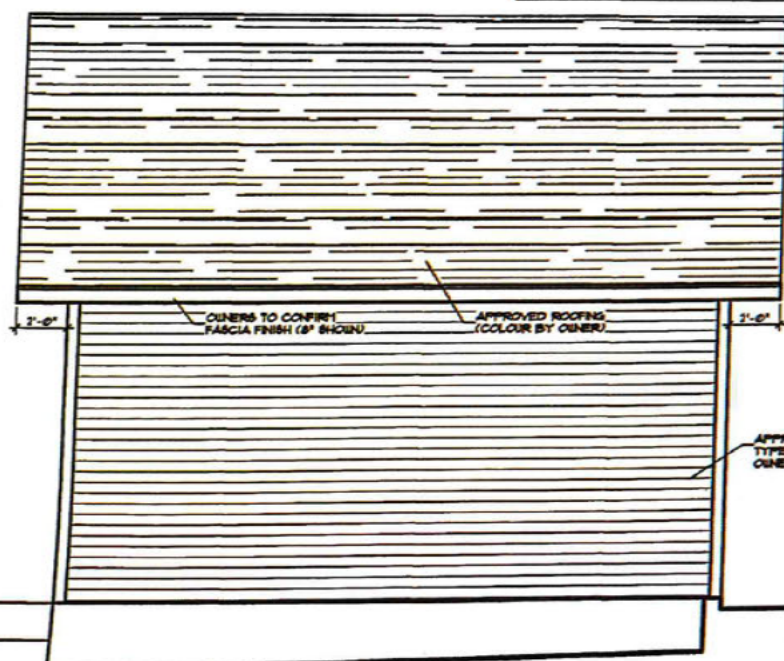
ALL SITE GRADING SHALL BE CONFIRMED ON SITE
WITH CONTRACTOR PRIOR TO CONSTRUCTION
(GRADING MAY VARY DUE TO LOCAL CONDITIONS)

CONTRACTOR SHALL COORDINATE WITH WINDOW
SUPPLIER AS TO OPERABLE WINDOW LOCATIONS
(WINDOW SIZES TO BE CONFIRMED)



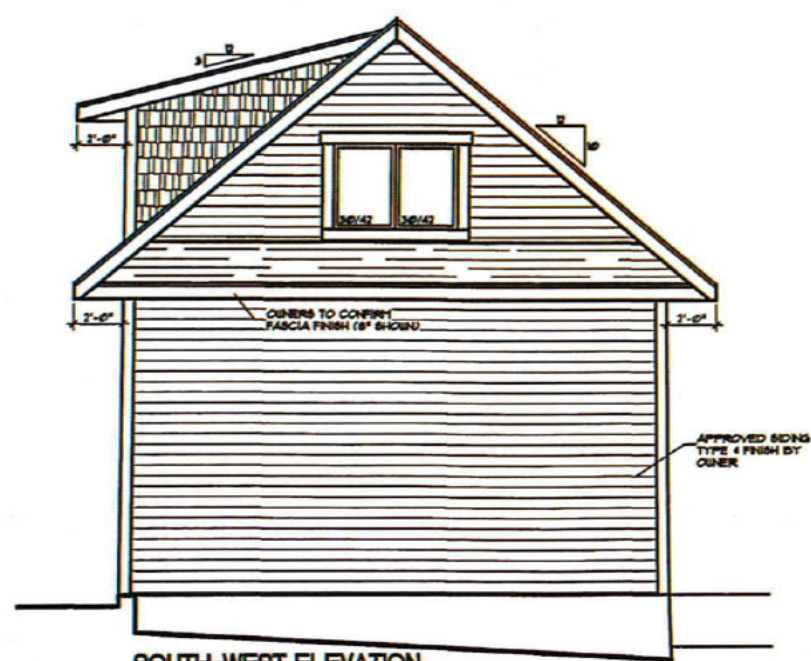
NORTH-EAST ELEVATION

3/16" = 1'-0"



SOUTH-EAST ELEVATION

3/16" = 1'-0"



SOUTH-WEST ELEVATION

3/16" = 1'-0"

PROPOSED GARAGE / STORAGE for

ELEVATIONS

PROJECT NO. LX-1722
DATE MAY 2017
NOTED
SCALE

L. KAT
RESIDENTIAL COMMERCIAL
DESIGN & DRAFTING
CUSTOM
DRAFTING

DWG NO.

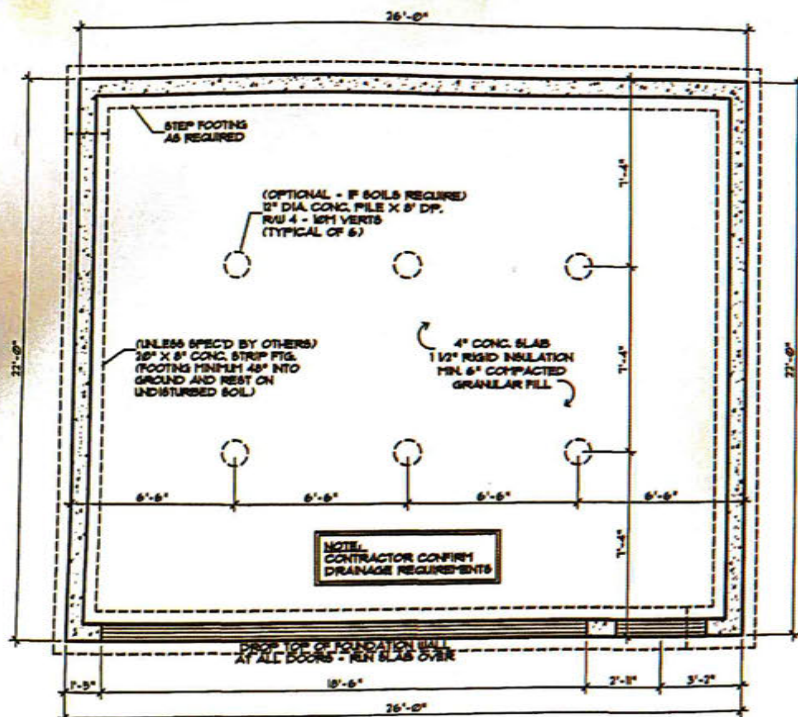
A1

FOUNDATION NOTES:

1. ALL CONCRETE SHALL BE AS PER APPROVED SOILS REPORT.
2. ARRANGEMENT OF MECHANICAL / HEATING SYSTEMS BY OTHERS.
3. PROVIDE POSITIVE LANDSCAPING AWAY FROM FOUNDATION WALLS FOR PROPER DRAINAGE.

GARAGE FOUNDATION

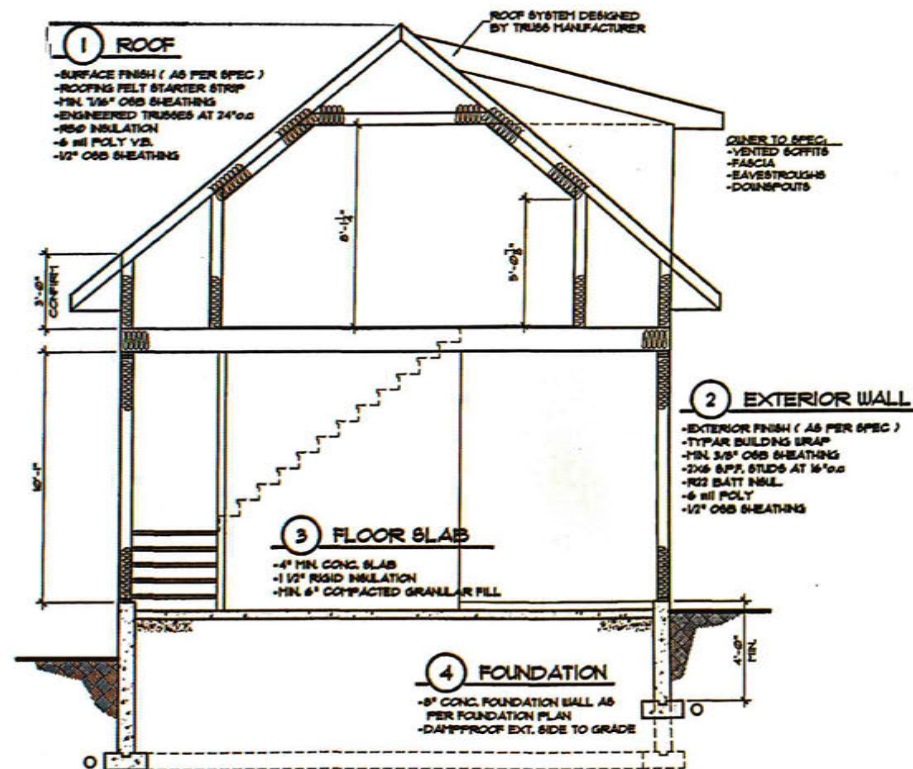
8" WIDE CONCRETE FOUNDATION WALL
 RW 2-16H HORIZ. BARS TOP & BOTT.
 CW 8H VERT. BARS AT 24" O.C. INTO
 26" X 8" CONCRETE STRIP FOOTING.
 HEIGHT OF FOUNDATION WALL SHALL
 BE DETERMINED ON SITE.

**FOUNDATION**

3/16" = 1'-0"



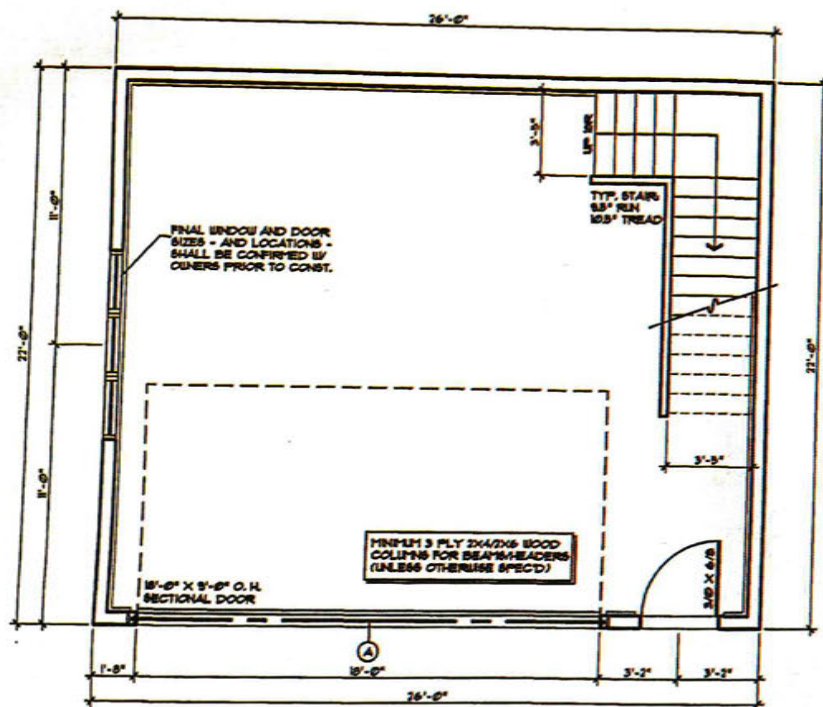
Height 22' (6.7m).

**SECTION - A**

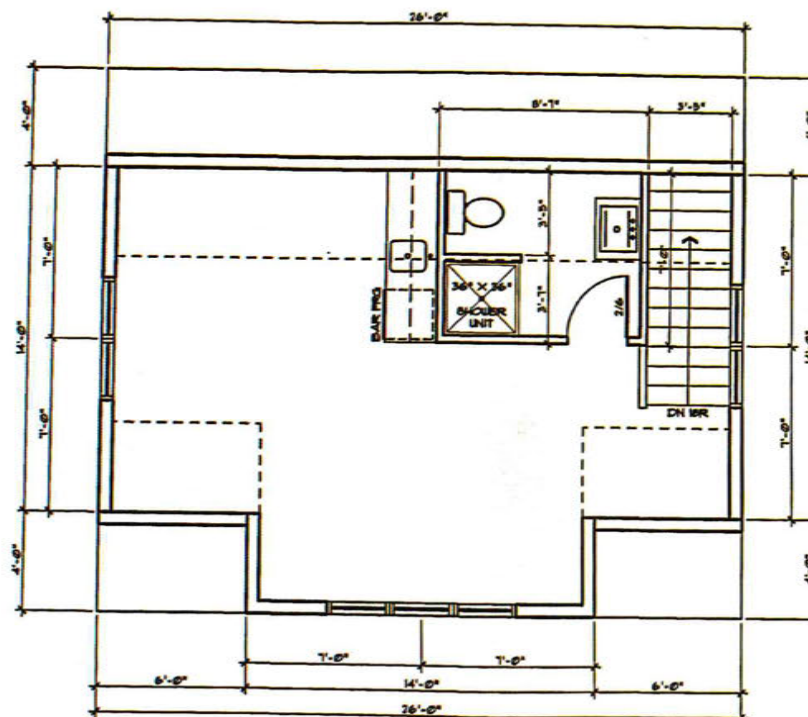
1/4" = 1'-0"

1. ALL EXTERIOR WINDOWS AND DOORS SHALL HAVE LINTELS AS REQUIRED.
2. CONTRACTOR TO CONFIRM ALL QUANTITIES & DIMENSIONS PRIOR TO CONSTRUCTION.
3. TRUSS AND BEAM SUPPLIER TO VERIFY ALL SIZES AND SPANS.
4. COORDINATE WITH OWNERS FOR ALL INTERIOR FINISHES AND INSTRUCTIONS.
5. ARRANGEMENT OF MECHANICAL / ELECTRICAL SYSTEMS BY OTHERS.

BEAM SCHEDULE	
MARK	BEAM DESCRIPTION
(A)	3 1/2" X 14" 1866 L.B. 501
	SUPPLIER TO CONFIRM

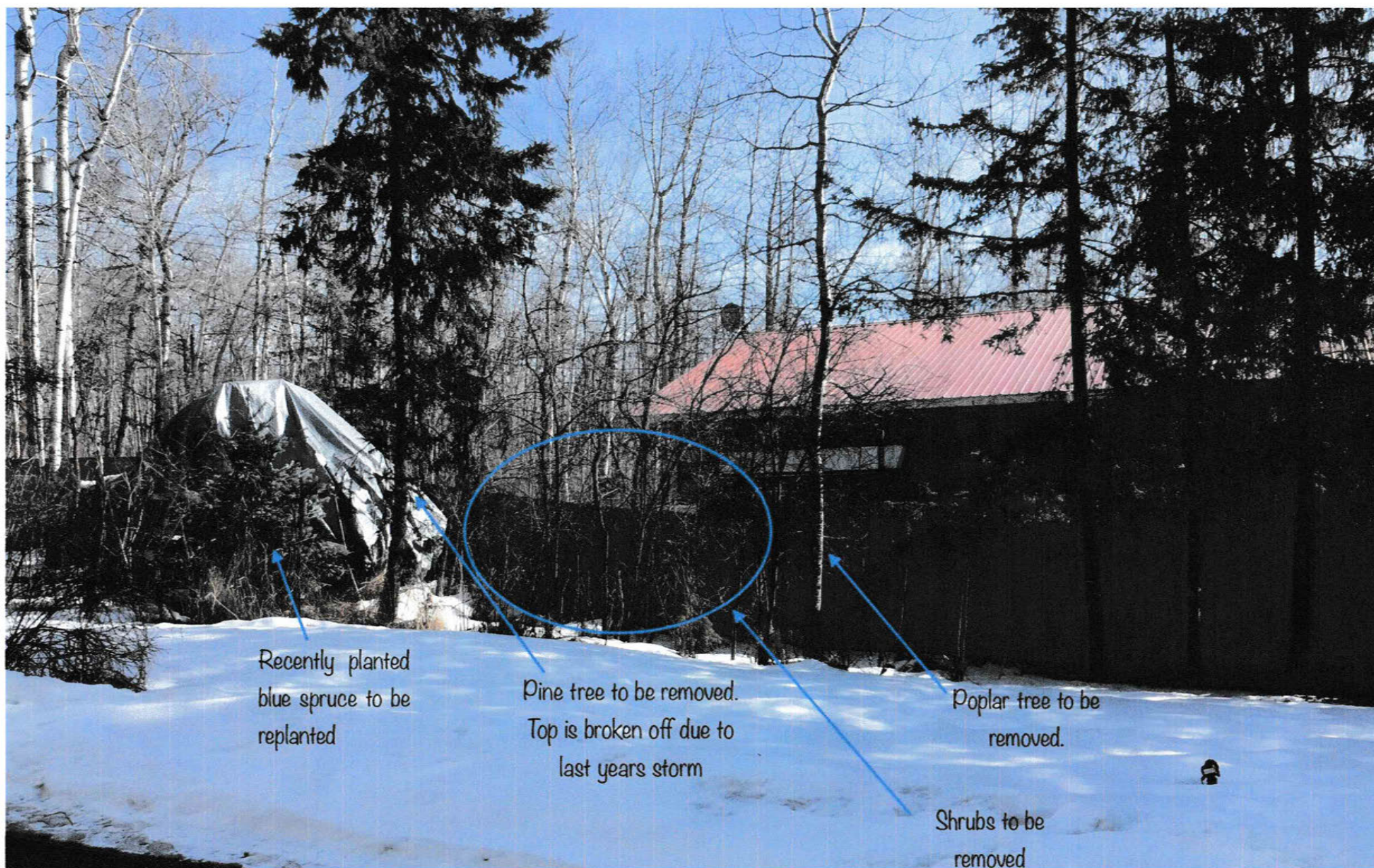


MAIN LEVEL

$$\frac{3}{4} \times \frac{1}{2} = \frac{3}{8}$$


UPPER LEVEL

 $\frac{3}{4}'' = 1-0''$ 







MAR 24 2021





MAR 24 2021



Summer Village of Birchcliff – Municipal Planning Commission

Agenda Item

553 Birch Close (Lot 15, Block 1, Plan 0224592)

Development Permit Application

Background:

The homeowner of 553 Birch Close (Lot 15, Block 1, Plan 0224592) in the Summer Village of Birchcliff submitted a complete application for a temporary accessory building to replace 4 other existing accessory buildings on the property. This property is in the R2 District (Backlot Residential). In March, the Municipal Planning Commission approved a recently constructed accessory building with the condition that there only be the maximum of 2 accessory buildings on the property according to the Land Use Bylaw. The temporary timeline of the structure would be about 10 years, or until a garage is constructed.

The proposed accessory building meets the yard setbacks and height requirement. The proposed lot coverage is 25% and under the maximum 30% with the accessory building being 1,800 ft.². The Land Use Bylaw states that accessory building's combined footprints shall be no larger than 6% of the parcel's total area, to a maximum of 2,200 ft², the accessory building's footprint totals 1,953.94ft², which is a footprint of 2.9% on a parcel with an area of 66,646.8 ft².

Discussion:

This application is before MPC for the following reason:

- An accessory building where the total floor area is over 72m² (796.54ft.²) is listed as a discretionary use, the proposed accessory building is 167.2m² (1,800ft.²) therefore the decision must come from the Municipal Planning Commission.

Recommendation:

A "discretionary use" means a use which may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made. After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use. No variances are being requested and the proposed accessory building will replace the 4 out of 5 existing to comply with the Land Use Bylaw regulations of 2.

Conditions:

If approved, Administration would recommend the following conditions:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- The other 4 accessory buildings shall be removed.
- Height of the accessory building shall not be more than 5m (16.4 ft.).
- Completions Deposit of \$500.00

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*).

Letter of Intent

To whom it may concern:

To accompany my application for a development permit I would like to include this letter of intent pertaining to the development of structure to get my property in compliance with the Land Use Bylaw regarding accessory buildings.

Currently I've asked for a temporary straight wall tarp building that would be 30' x 60' x 16' in size. I've included some pictures for your review.

Please keep in mind that these buildings have a variety of weird sizes so I've chose the most common size between the different manufacturers.

Thanks.

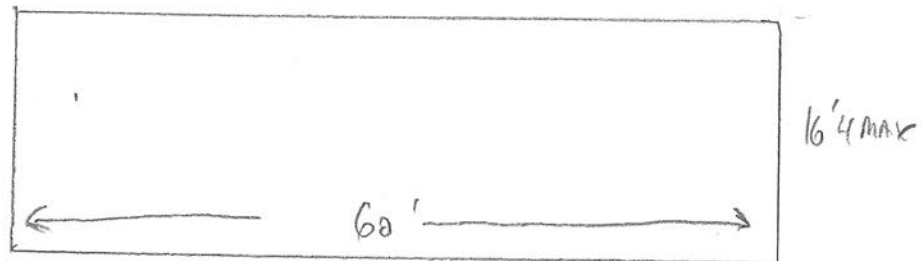


Mar 31, 2021

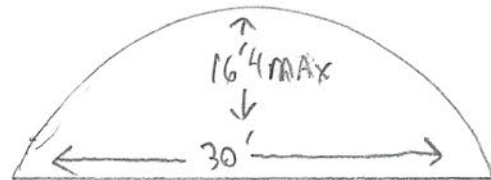
Proposed Temporary TARP

Shed 30w x 60L x 16'4" T (MAX)

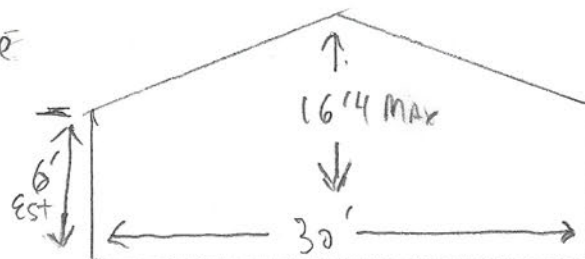
Side View



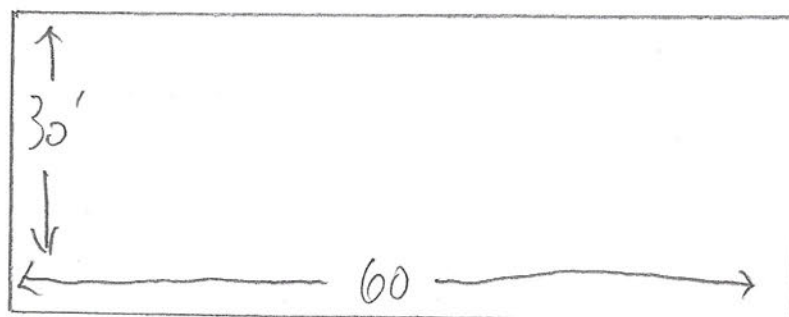
Front & Rear View 1st Type



2nd Type



Top View



I hereby certi
and related
supervision of
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Accordingly w
I am of the

1. The plan i
as defined
Association
Right-of-
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2. The impro
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DATE OF

DATE OF

DATED

JUNE 7

ALBER

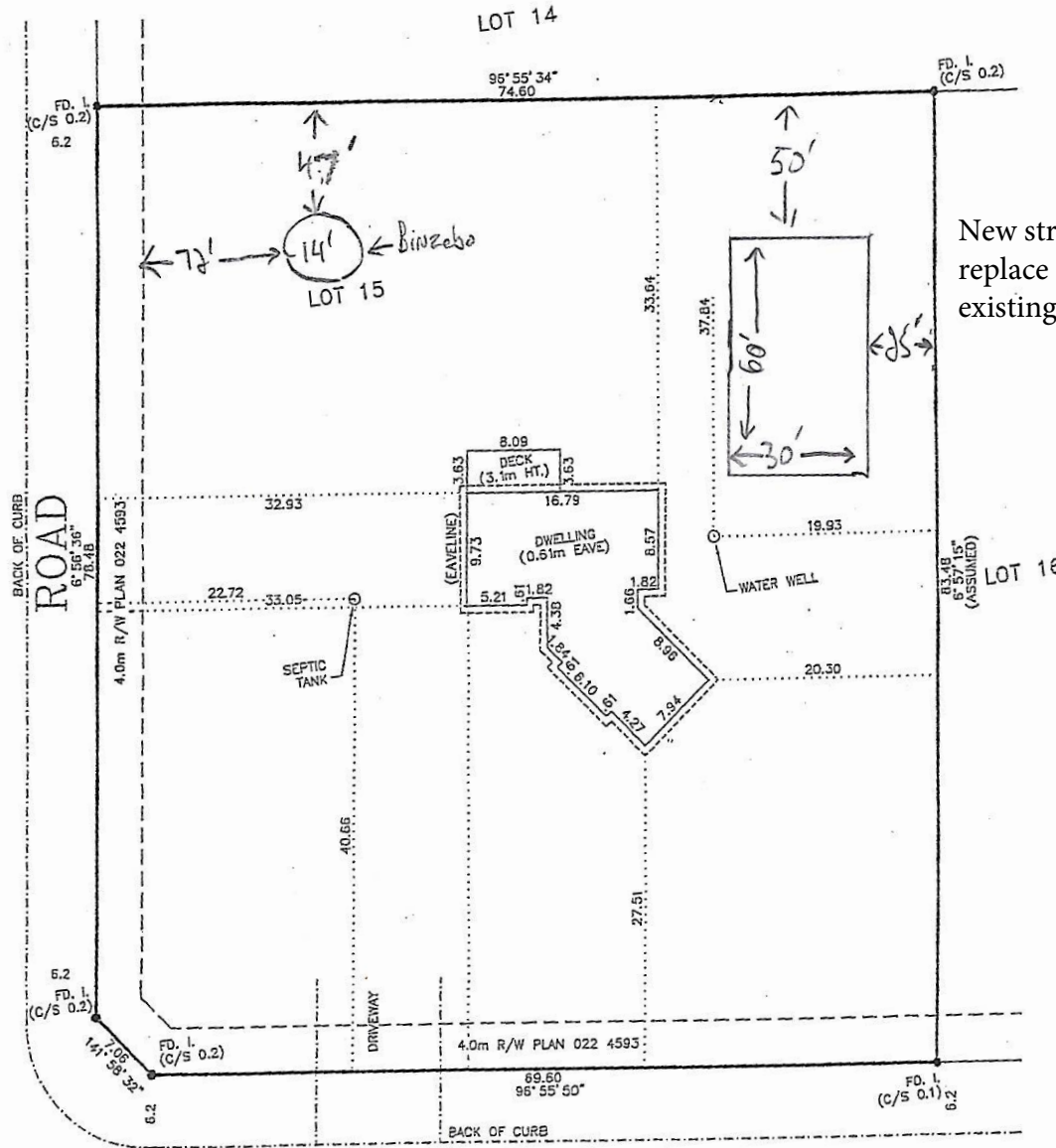
© WAY

SC

Legend:
Right of Way R/W
Found Iron Post FD. I.
Found No Mark FD. NO MK.
Metre m
Countersunk C/S
Fenceline * * *

SITE PLAN

Parcel Calculations
Driveway - .185 Acre
Rear Parking - .175 Acre
House - .067 Acre
Septic & Binzebo Area = .063 Acre
Total = .375 Acre or 75%



New structure would
replace 4 currently
existing in this area.

BIRCH CLOSE

C-2





C-2

of 10





JAN 08 2021





JAN 08 2021

