

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF BIRCHCLIFF
SUMMER VILLAGES ADMINISTRATION OFFICE
OCTOBER 14, 2021 @ 8:30 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1) 83 Birchcliff Road
- D. ADJOURNMENT**

Summer Village of Birchcliff – Municipal Planning Commission**October 14, 2021****Agenda Item****83 Birchcliff Road (Lot 4&5, Block 3, Plan 4486AX)****Development Permit Application****Background:**

Sorento Custom Homes submitted an application on behalf of the registered owners for lakeside stairs and to refinish the boathouse located on the property of 83 Birchcliff Road (Lot 4&5, Block 3, Plan 4486AX in the Summer Village of Birchcliff. This property is located in the R-S District (Shoreline Residential). The stairs will provide safe access to the lake and replace the current wooden stairs that encroach onto the adjacent property. The stairs will be constructed out of a natural stone and are designed to work with the existing slope conditions so no changes to the slope itself are required. Vegetation will be replanted in the old stair location. The boathouse work will consist of new siding, resurfacing the roof and the size and location of the boathouse will not change.

Discussion:

This application is before MPC for the following reason:

- Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

Recommendation:

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to approve the application. Caring for Shorelines recommends the use of stairs or a meandering path on slopes leading to the water to prevent damage of the slope and when constructing stairs to keep the slope vegetated below and around them. In our opinion the stairs will not have negative impact on the escarpment and will provide safe access to the lake while retaining the existing escarpment slope. The boathouse changes in administrations opinion are not considered to be structural alterations, an addition or enlargement to the building and does not require MPC approval.

Conditions:

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$1,000.00.

October 5, 2021

- Landscaping to be completed according to the landscaping plan.
- There shall be no structural alterations to the existing boathouse.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a non-conforming building if:
 - It would not unduly interfere with the amenities of the neighborhood, or
 - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

Non Conforming Building:

- A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - to make it a conforming building,
 - for routine maintenance of the building, if the development authority considers it necessary, or
 - in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

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).



Summer Village of Sylvan Lake
Bay 8, 14 Thevenaz Industrial Trail
Sylvan Lake, Alberta
T4S 2J5

August 23, 2021

Re:

83 Birchcliff Road
Lots 4 and 5, Block 3, Plan 4486 AX
Boat house and Stairs

To: Development Permit

We are applying/acting for the owner of the address above and want to explain what the new owner of this property is wanting to do. They want to reside the existing boat house with new materials, resurface the roof and redo the stairs to the lake.

The existing boat house has not had any upgrades to siding in a long time. The customers are wanting to build a new house and want the boat house to look good too. The size and location of the boat house will not change from where it is now.

There are some existing stairs to the lake that they want to replace with new materials. Right now, the existing stairs are very close to the property line, and at the top they actually go onto the neighbour's side of the property line. The new stairs will be beside the west side of the boat house the old stairs will be removed and landscaping will be added to replace the old stair location.

If you have any questions, please let us know.

Regards,

A handwritten signature in blue ink, appearing to read "Bill Robinson", is written over a horizontal line.

Bill Robinson
Sorento Custom Homes Ltd.

[illegible]

[illegible]

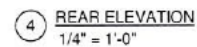
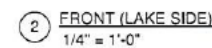
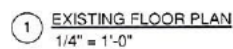
83 BIRCHCLIFF ROAD
BOATHOUSE

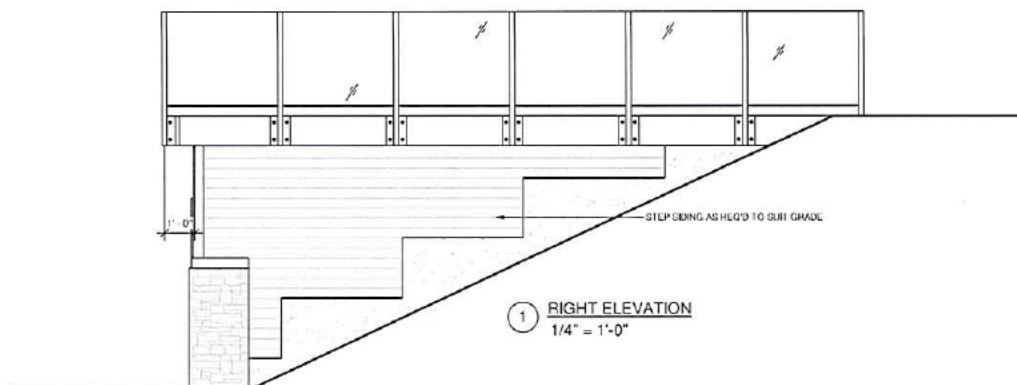
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Sorento
CUSTOM HOMES

#105, 175 CLEARVIEW DR.
RED DEER COUNTY
T4E 0A1
(403) 352.5222

DATE:	REVISION:

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83 BIRCHCLIFF ROAD
BOATHOUSE

LOT:
BLOCK:
PLAN:

MAIN:
UPPER:
BASEMENT:
TOTAL:
GARAGE:
VERANDA:
REAR DECK:

CLIENT:
RESIDENCE

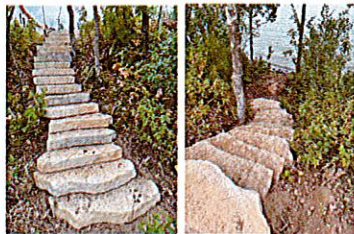
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YVONNE

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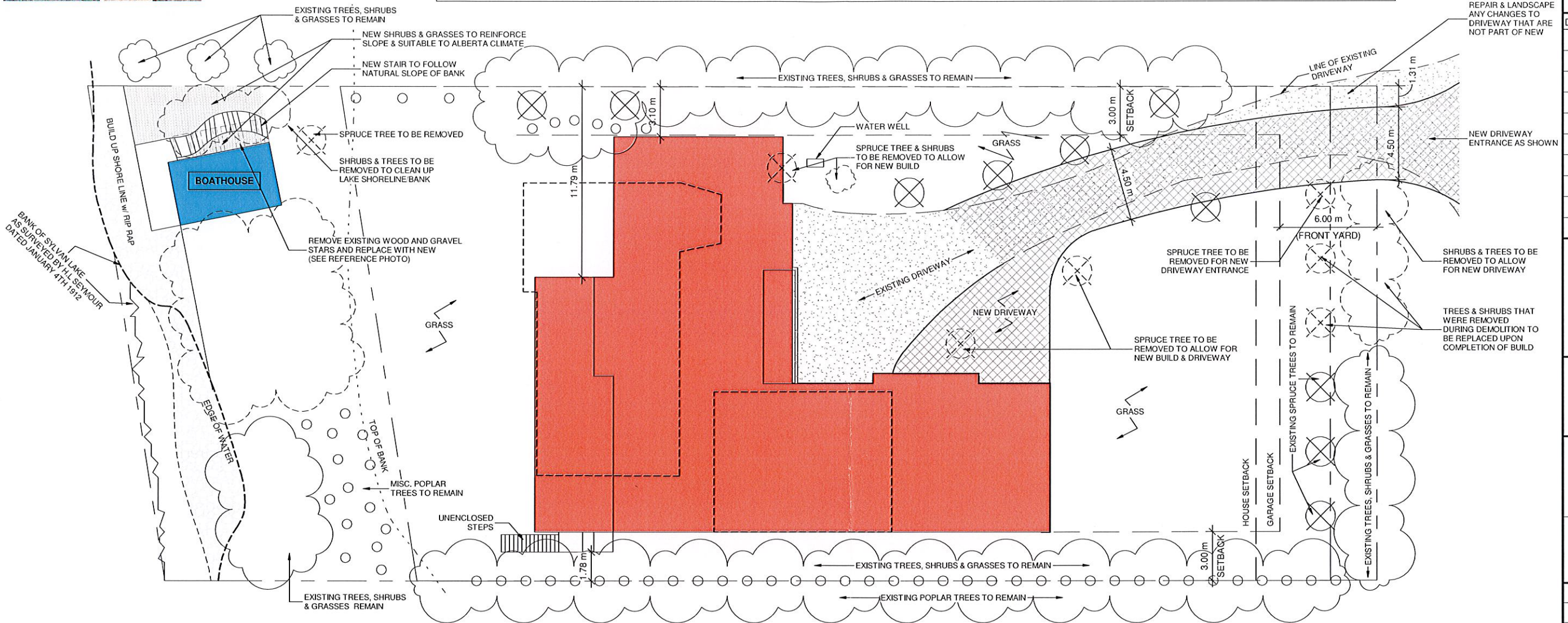
OF:



REFERENCE PHOTO FOR NEW BOAT HOUSE STAIR.
STAIRS TO BE OF NATURAL STONE (OR EQUIVALENT)
THIS FINISH ALLOWS FOR EXTRA BANK PROTECTION.
STAIRS TO BE BUILT INTO NATURAL SLOPE OF

ADDITIONAL LANDSCAPING NOTES:

- 4 SPRUCE TREES TO BE REMOVED FOR NEW HOUSE & DRIVEWAY RECONFIGURATION
- ALL POPLAR TREES TO REMAIN UNLESS IN NEW RETAINING WALL AREA
- ALL SHRUBS, MISC. TREES & GRASSES TO REMAIN EXCEPT FOR IN AREAS OF DRIVEWAY RECONFIGURATION & RETAINING WALL AREAS
- CUSTOMER WILL REPLACE 10 TREES AND 30 SHRUBS AFTER NEW HOUSE & RETAINING WALL IS COMPLETE



LEGEND

- EXISTING DWELLING
- NEW DWELLING
- EXISTING BOATHOUSE

LANDSCAPE LEGEND

- EXISTING SPRUCE TREES
- EXISTING SPRUCE TREES TO BE REMOVED
- EXISTING TREES, SHRUBS & GRASSES TO REMAIN
- EXISTING TREES, SHRUBS & GRASSES TO BE REMOVED
- MISC. POPLAR TREES TO REMAIN

SITE COVERAGE:

5,335 sq.ft. (HOUSE)
2,932.65 sq.ft. (DRIVEWAY)
750 sq.ft. (BOAT HOUSE - incl. stairs, dock & retaining walls)
9,019.65 sq.ft. (TOTAL COVERAGE)
25,495.25 sq.ft. (TOTAL LOT)
35.37% (SITE COVERAGE)

**R1 ZONING - LAKESHORE RESIDENTIAL DISTRICT

(Maximum Parcel Coverage: Fifty (50) percent, other fifty (50) percent shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority)



1 SITE PLAN - LANDSCAPE
3/64" = 1'-0"

#106, 179 CLEARVIEW DR.
RED DEER COUNTY
T4E 0A1
(403) 352.5222

DATE: REVISION:

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83 BIRCHCLIFF

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