# REGULAR MEETING AGENDA SUMMER VILLAGE OF BIRCHCLIFF SEPTEMBER 30, 2021 @ 10:00 A.M.

- A. CALL TO ORDER
- **B.** AGENDA additions/deletions adoption
- C. COUNCIL & LEGISLATION
  - 1) Subdivision Request
- D. ADJOURNMENT

### **Summer Village of Birchcliff**

**September 30, 2021** 

**Planning and Development** 

**Request for Decision** 

Agenda Item: Subdivision Application – Boundary Adjustment - 185 & 187

Birchcliff Road

### **Background:**

On September 10, 2021 an application was received for a boundary adjustment of two separate lots located at 185 Birchcliff Road (Lot 19 Block 2 Plan 9922613) and 187 Birchcliff Road (Lot 20, Block 2, Plan 9922613) located in the Lakeshore Residential (R1) District. The current size of 185 Birchcliff Road is 0.150 HA (16,145.87ft²). The proposed size of this lot with the boundary adjustment is 0.169 HA (18,191.00ft²). The current width of the lot is 22.875m and with the proposed adjustment will be a width of 25.934m. The current size of 187 Birchcliff Road is 0.142 HA (15,284.75ft²). The proposed size of this lot with the boundary adjustment is 0.123 HA (13,239.61ft²). The current width of the lot is 22.875m and with the proposed adjustment will be a width of 19.836m.

The existing use of both the lands is a single-family dwelling. Both properties each have their own septic systems, both share a driveway located half on both properties. There is a shared water well currently on 185 Birchcliff Road. The change in boundary will give 185 Birchcliff Road total access to the driveway and 187 Birchcliff Road would create new access to the lot, demolish the dwelling, develop a new dwelling and establish its own well.

In the Land Use Bylaw, it states that the parcel shall have a "width of not less than 30.5m (100.07 ft.)", it also states that "parcels shall have an area of not less than 1,860m² (20,020.87 ft²)" therefore two variances for each lot are required. On lot 187 Birchcliff Road the side yard setback to the dwelling of 1.15m would not comply with the minimum 1.98m. Currently on 185 Birchcliff Road the 1.99m side yard setback to the dwelling is not compliant with the minimum 2.28m. The proposed boundary adjustment and removal of dwelling will result in these setbacks being compliant.

## **Options for Consideration:**

- 1) Approve the application for subdivision (boundary adjustment) with the variances requested, with or without conditions.
- 2) Accept as information.

#### **Administrative Recommendations:**

After reviewing all relevant planning documents, it is the recommendation of administration to approve the application for the subdivision application (boundary adjustment) of the lots 185 & 187 Birchcliff Road with the variances requested. Both lots are already under the minimum area and not within the minimum width of the Land Use Bylaw. With the plans to demolish the dwelling on lot 187 Birchcliff Road this will satisfy the Land Use Bylaw regulations of the side yard setback to the dwelling and will result in both properties having their own facilities and access. Approving this subdivision will not result in the lots to be undevelopable or result in too small of a building pocket.

#### **Authorities:**

Land Use Bylaw No. 170/13 – June 2013 Municipal Government Act – March 31, 2021



September 9, 2021

Summer Village of Birchcliff Planning and Development Department 2 Erickson Drive Sylvan Lake, AB T4S 1P5

**RE: Subdivision Application:** 187 Birchcliff Road, Birchcliff, AB

Lot 20 Block 2 Plan 992 2613

And

185 Birchcliff Road, Birchcliff, AB Lot 19 Block 2 Plan 992 2613

Please review the Subdivision Application Forms provided. Both the above-mentioned properties are currently owned by , long time resident, community driven elderly lady. lives on the southern Lot 19 and the northern Lot 20 has been uninhabited for a while now and it does have an older house on the property would like to sell the northern property as having the two properties is getting to be too much for her to handle now and she would like to have somebody enjoy the north property as much as she does hers.

Currently the 2 properties each have their own Septic systems, both properties share a common driveway located half on both properties. There is a Water system located on the south lot and it is currently share by both lots.

Our Proposal is to move the Property line that runs between Lot 19 and Lot 20 a total of 10 feet (3.048m) in the Northern direction thus giving the old Lot 19 total access on the current Driveway. The old Lot 20 would need to create a new access onto their lot. The prospective buyers already lined up are planning to demolish the older house, build a new home and to establish their own water system on their own property thus not needing to share anything and making both lots self sufficient. The sale of the New north property is all hinged on the approval of this application.

New Lot 22 will be 0.123 HA, 19.836m wide on the Lakeshore side, New Lot 21 will be 0.169 HA, 25.934m wide on the Lakeshore side.

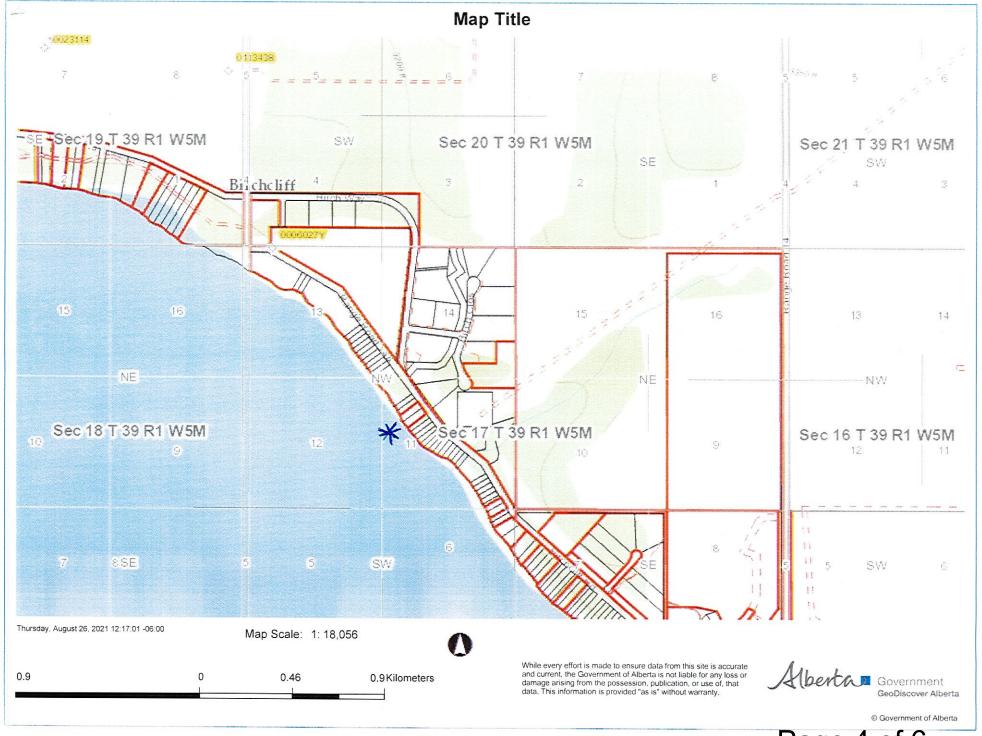
Yours Truly, Donald D Murray

Applicant on behalf of

Don Murray, Project Manager dmurray@acceleratedsurveys.com

Accelerated Surveys Ltd.





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