

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held August 23, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:00 a.m. by Chair Zacharias with the following being present:

Chair:	Ann Zacharias
Member-at-large:	Michael Wells
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicants:	Marvin Hood

AGENDA APPROVAL: MICHAEL WELLS:
That the August 23, 2018 Municipal Planning Commission Agenda be adopted as presented.

1621/18

CARRIED

PLANNING & DEVELOPMENT:

1. 202 Birchcliff Road

Marvin Hood submitted an application on August 13, 2018 on behalf of the Sunnyside Pentecostal Camp for construction of an addition to the dining hall and a deck off the coffee shop for the property located at 202 Birchcliff Road (Lot 1, Plan 9422486) in the Summer Village of Birchcliff.

The application is before the Municipal Planning Commission for the following reasons:

- The addition and the deck are considered discretionary uses.

Milton Lemke joined the meeting at 8:07 a.m.

Marvin Hood answered questions from the Commission.

PLANNING & DEVELOPMENT:

2. #34 Western RV

Kelly & Arnold Johnson submitted an application on August 14, 2018 for a park model recreational vehicle located at #34 Western RV, Sunnyside Pentecostal Camp (Lot 1, Plan 9422486) in the Summer Village of Birchcliff.

The application is before the Municipal Planning Commission for the following reasons:

- Recreational vehicles are listed as a discretionary use.
- There are already 12 park model recreational vehicles in the Western RV Park and the applicant/camp is asking for one more for a total of 13, therefore a variance is required.

Initials



Marvin Hood answered questions from the Commission.

Marvin Hood and Milton Lemke and Koralyn Lemmon left the meeting at 8:27 a.m.

The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

- 2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

The Municipal Planning Commission discussed the applications.

DECISIONS:

Phyllis Forsyth joined the meeting at 8:28 a.m.

Phyllis read letter received from Barry Virtue with his concerns.

**PLANNING &
DEVELOPMENT:**

2. #34 Western RV

MICHAEL WELLS:

That the Municipal Planning Commission deny the application for a 13th park model at #34 Western RV for the following reasons:

1. The Land Use Bylaw #170/13, Church Camp District (CC1)
 4. (a) Park model recreational vehicle units over the maximum number of twelve (12) are prohibited and not permitted in other areas in the Church Camp District CC1 or CC2.
2. August 9, 2018 letter from Sunnyside Christian Retreat Centre Paragraph 4
"We will be putting this request to increase the allowed Park Model Trailers from 12 to 35 in our 5 and 10 year plan to Summer Village this year." Marvin Hood

1622/18

CARRIED

ANN ZACHARIAS:

That Administration suggest to Sunnyside Camp propose an amendment to the Land Use Bylaw to amend the number of Park Models permitted.

1623/18

CARRIED

Initials



**PLANNING &
DEVELOPMENT:**

1. 202 Birchcliff Road

ANN ZACHARIAS:

That the Municipal Planning Commission approve the addition with the following conditions:

- Survey to ensure deck is constructed a minimum of 8m from the property line.
- The two sheds that are to be relocated on the property must be located a minimum of 8m from any property line. Survey to include sheds.
- Addition to match/compliment the exterior finish of the existing building.
- Completions deposit of \$3000.00.

1624/18

CARRIED

ADJOURNMENT:

The meeting adjourned at 8:51 a.m.

Ann Zacharias, MPC Chair

Phyllis Forsyth, CAO

Initials