

*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held December 21, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 8:30 a.m. by Chair Roger Dufresne with the following being present:

Chair:	Roger Dufresne
Councillor:	Ann Zacharias
Member at Large:	Michael Wells
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicants:	David Cooke

**AGENDA  
APPROVAL:**

**MICHAEL WELLS:**  
That the December 21, 2017 Municipal Planning Commission Agenda be adopted as presented.

**1414/17**

**CARRIED**

**PLANNING &  
DEVELOPMENT:**

**1. 570 Birch Way**

David and Norma Cooke submitted an application on November 23, 2017 for a shed for the property located at 570 Birch Way (Lot 2, Block 2, Plan 0224592) in the Summer Village of Birchcliff located in the R2 District and the shed has already been constructed.

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

- An accessory building should be subordinate and incidental to the main building. The applicant is requesting a shed before the dwelling, therefore a variance request is required.

The applicant answered questions from the Commission members and provided reasons for development.

Koralyn Lemmon, and David Cooke left the meeting at 8:43 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 application.

Initials



Phyllis Forsyth joined the meeting at 8:45 a.m.

MICHAEL WELLS:

That the Municipal Planning Commission deny the application for a shed at 570 Birch Way as the development does not comply with the Land Use Bylaw as stated below and applicant has not demonstrated intent on construction within the next 24 months.

**“accessory building(s)”** means a **building** separate and subordinate to the **main building**, the **use** of which is incidental to that **main building** and is located on the same **parcel** of land and includes, in the residential **district**, such things as storage sheds garages, and a **guest house**. Accessory buildings are not intended for commercial purposes and do not include **sea cans**;

**“accessory use”** means a **use** customarily incidental and subordinate to the **main use** and is located on the same **parcel** of land with such **main use**;

1415/17

CARRIED

**ADJOURNMENT:** The meeting adjourned at 8:54 a.m.

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MPC Chair

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Development Officer

Initials