

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held February 22, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:59 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:	Calvin Wall Lorelei Wall
Sunnyside Camp:	Marvin Hood

**AGENDA
APPROVAL:**

ANN ZACHARIAS:
That the February 22, 2018 Municipal Planning Commission Agenda be adopted as presented.

1444/18

CARRIED

**PLANNING &
DEVELOPMENT:**

1. 65 Sunnyside Cabin

Calvin & Lorelei Wall submitted an application on behalf of the lease owners Adolph & Rhoda Tonn, on February 7, 2018 for construction of a new cabin for the property located at 65 Sunnyside Cabin (202 Birchcliff Road, Lot B, Block 1, Plan 4112EO) in the Summer Village of Birchcliff.

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

- The floor area of the basement is 698 sq. ft., above the maximum of 602.78 sq. ft., therefore requires a variance of 95.22 sq. ft.
- The floor area of the main level is 698 sq. ft., above the maximum of 602.78 sq. ft., therefore requires a variance of 95.22 sq. ft.
- The front yard setback to the cabin is 3.57m, below the minimum of 5m, therefore requires a variance of 1.43m.
- The front yard setback to the deck is 2.31m, below the minimum of 2.5m, therefore requires a variance of 0.19m.
- The rear yard setback to the cabin is 1.92m, below the minimum of 3m, therefore requires a variance of 1.08m.
- The rear yard setback to the eaves is 1.31m, below the minimum of 1.5m, therefore requires a variance of 0.19m.
- The left side yard setback to the deck is 0.46m, below the minimum of 0.75m, therefore requires a variance of 0.29m.
- The right side yard setback to the cabin is 2.69m, below the minimum of 3m, therefore requires a variance of 0.31m.
- The height of the cabin is 19.9 ft., above the maximum of 19.2 ft., therefore requires a variance of 0.7 ft.

Initials



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

Koralyn Lemmon, Calvin Wall, Lorelei Wall and Marvin Hood left the meeting at 9:36 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.

ROGER DUFRESNE:

That the Municipal Planning Commission deny the application for the demolition and construction of a new cabin at 65 Sunnyside Cabin as it is not consistent with the vision of the Summer Village of Birchcliff and does not comply with the requirements as outlined in the Land Use Bylaw.

1445/18

CARRIED

ADJOURNMENT: The meeting adjourned at 10:13 a.m.

MPC Chair

Development Officer

Initials