

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held January 19, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:30 p.m. by Chair Thom Jewell with the following being present:

Deputy Mayor:	Thom Jewell
Councillor:	Michael Wells
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Coughlin
Applicants:	Steve Pritchard

AGENDA APPROVAL: MICHAEL WELLS:
That the January 19, 2017 Municipal Planning Commission Agenda be adopted as presented.

1174/17 CARRIED

PLANNING & DEVELOPMENT:

1. 365 Birchcliff Road

Steve Pritchard of 365 Birchcliff Road, Lot 1, Block 1, Plan 7089 MC, has submitted a request to the Municipal Planning Commission for approval of a revision to his Development Permit # 151592.

The Municipal Planning Commission approved the construction of stairs that cross the municipal reserve on September 21, 2015.

An encroachment agreement was signed by the applicants on September 11, 2015 that states: *"The Owner covenants and agrees with the Summer Village that the said encroachment shall not at any time hereafter be enlarged or extended beyond the designation set forth in Schedule "A".*

A site inspection done on October 27, 2016 shows an additional lower deck and a retaining wall constructed without approval.

Alberta Environment & Parks has been contacted and it is their opinion that the deck and stairs as built, did not identify any contraventions of the Water Act, or Public Lands Act.

Koralyn Coughlin and Steve Pritchard left the meeting at 8:46 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.

Initials



The Municipal Planning Commission discussed the application.

MICHAEL WELLS:

That the Municipal Planning Commission approve the amendments made to the original development permit with the following conditions:

- Administration keep the \$500.00 completions deposit as approval not obtained prior to construction modification
- Residents to plant native stabilizing vegetation in bare areas to limit erosion or siltation into the lake

1175/17

CARRIED

THOM JEWELL:

That the Municipal Planning Commission make the following recommendations to Council:

- Administration request a completions deposit of not less than \$2,500.00 which will be kept should development construction not follow the approved plans
- The Development Officer be authorized discretionary field fit based on bonified need.

1176/17

CARRIED

ADJOURNMENT:

The meeting adjourned at 9:04 a.m.

MPC Chair

Development Officer

Initials

