

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held July 19, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 1:00 p.m. by Chair Zacharias with the following being present:

Chair:	Ann Zacharias
Councillor:	Marvin Hood
Member-at-large:	Michael Wells
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau

AGENDA APPROVAL: MARVIN HOOD:
That the July 18, 2019 Municipal Planning Commission Agenda be adopted as presented.

1815/19

CARRIED

PLANNING & DEVELOPMENT:

1. 41 Birchcliff Road

Kevin Thiessen submitted a complete application on June 20, 2019, for paving of a driveway located at 149 Birchcliff Road (Lot 1, Block 3, Plan 412EO). Mr. Thiessen has already paved the driveway and is now applying for the development permit.

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

- The maximum allowable width for a driveway according to the Land Use Bylaw is 10m. The current driveway required a variance as it is 14.6m wide.
- The carriageway is a right of way owned by the Summer Village. The Municipal Development Plan states that Birchcliff will "...maintain a 'country lane' appearance of Birchcliff Road and Birch Way", "seek cooperation of the landowners to retain adjacent to the road allowance trees and shrubs".

Tanner Evans left the meeting at 1:25 p.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



MICHAEL WELLS:

That the Municipal Planning Commission deny the application for a driveway for the property located at 149 Birchcliff Road as the development does not comply with the Land Use Bylaw, and with the following conditions:

- Driveway must be brought into compliance as per requirements of the Land Use Bylaw Sections 3(1) "Driveways"
- Property line must be established by a Real Property Report current within 30 days
- All non-compliant pavement must be removed and grassy area to be restored as per previous
- All development must be restricted to private property
- All construction to be completed no later than October 1, 2019

1816/19

CARRIED

ADJOURNMENT: The meeting adjourned at 1:59 p.m.

Ann Zacharias, MPC Chair

Corinne Newman, CAO

Initials