

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held July 20, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:29 a.m. by Chair Thom Jewell with the following being present:

Deputy Mayor:	Thom Jewell
Councillor:	Michael Wells
Member-at-large:	Marty Vellner
Public:	Ann Zacharias
CAO:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Lemmon
Applicants:	Milton Lemke Charlene Lemke Dale Norlin

AGENDA APPROVAL: MICHAEL WELLS:
That the July 20, 2017 Municipal Planning Commission Agenda be adopted as presented.

1276/17

CARRIED

PLANNING & DEVELOPMENT:

1. 66 Sunnyside Cabin

Milton Lemke submitted a complete application on July 10, 2017 for the development of a new cabin located at #66 Sunnyside Camp, 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 total area of the building is 1066 sq. ft., above the maximum 1001 sq. ft., and requires a 65 sq. ft. variance. This includes the shed sq. ft.
- The right side yard setback to the cabin is 1.83 m, below the 3m minimum, and requires a 1.17m (3.8 ft.) variance.
- The right side yard setback to the eave/chimney is 1.37m, below the 1.5m minimum and requires a 0.13m (5 inch) variance.
- There shall be 1 parking stall per cottage, therefore a variance is required.

Committee asked question regarding parking, location, footprint requirements.

Applicant explained the proposed location is based on recommendations made by his neighbors who do not want the development any closer to their properties but also want to maximize their views of the lake.

Koralyn Lemmon, Milton Lemke, Charlene Lemke and Dale Norlin left the meeting at 8:42 a.m.

Initials

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.

THOM JEWELL:

That the Municipal Planning Commission approve the application with 50% approval on variance request on right side for a new cabin at #67, 202 Birchcliff Road with the following conditions:

- Site survey at footing pour to ensure compliance.
- Completions deposit of \$2000.00.
- Electrical power to the building shall be constructed underground.
- Amenity Space to include vegetative materials only (484 sq. ft. minimum).
- Existing shed to be removed.
- Deck cannot be enclosed with any material including screens, windows, lattice, etc.
- All decking materials must remain permeable.

1277/17

CARRIED

THOM JEWELL:

That a recommendation be made to Council for Administration to work with camp on a plan to mitigate all parking to allow for safe passage of emergency vehicles.

1278/17

CARRIED

ADJOURNMENT:

The meeting adjourned at 9:09 a.m.

MPC Chair

Development Officer

Initials

