

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held June 15, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER: The Meeting was called to order at 8:00 a.m. by Chair Thom Jewell with the following being present:

Deputy Mayor:	Thom Jewell
Councillor:	Michael Wells
Member-at-large:	Roger Dufresne
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Coughlin
Applicants:	Arlene Breitreuz Doreen Breitreuz Bernie Breitreuz

**AGENDA
APPROVAL:**

ROGER DUFRESNE:
That the June 15, 2017 Municipal Planning Commission Agenda be adopted as presented.

1260/17

CARRIED

**PLANNING &
DEVELOPMENT:**

1. 67 Sunnyside Cabin

Doreen & Arlene Breitreuz submitted a complete application on May 15, 2107 for the development of a new cabin located at #67 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 1235 sq. ft. above the maximum 1001.04 sq. ft., and requires a 233.96 sq. ft. variance. This includes the shed sq. ft.
- The shed is 49.3 sq. ft., above the maximum of 48 sq. ft., and requires a 1.3 sq. ft. variance.
- The front yard setback to the cabin is 4.29m, below the 5m minimum, and requires a 0.71m variance.
- The rear yard setback to the cabin is 1.5m, below the 3m minimum, and requires a 1.5m variance.
- The left side yard setback to the cabin is 2.5m, below the 3m minimum, and requires a 0.5m variance.
- The right side yard setback to the cabin is 0.54m, below the 1.5m minimum, and requires a 0.96m variance.
- The right side yard setback to the eave is -0.07m, below the 0.75m minimum, therefore extends outside the legal property line of 2.76 inches. A variance and an Encroachment Agreement would be required.
- The height of the building is 19.96 ft., above the maximum of 19.2 ft., and a 0.76 ft. variance is required.
- There shall be 1 parking stall per cottage. The Camp requested no parking stall for this proposed development, therefore a variance is required.

Initials



Applicants had no further information to add but stated they would not have a parking stall but rather utilize camp parking area.

Koralyn Coughlin, Arlene Breitreuz, Doreen Breitreuz and Bernie Breitreuz left the meeting at 8:16 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.

THOM JEWELL:

That the Municipal Planning Commission denies the application for a new cabin at #67, 202 Birchcliff Road for the following reasons:

- The proposed application does not comply with the requirements of the Land Use Bylaw.
- There is a concern over the lack of parking facilities and a concern over impact on neighboring property should encroachment agreement be approved.

1261/17

CARRIED

ADJOURNMENT: The meeting adjourned at 8:39 a.m.

MPC Chair

Development Officer

Initials