

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

PRESENT:

Chair:	Ann Zacharias
Council Member:	Frank Tirpak
Member-at-Large:	Don Bell
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicant:	Susan Knapp
	Brain Engel
	Marty Vellner
	Lisa Brumm

CALL TO ORDER: Chair Zacharias called the meeting to order at 1:00 p.m.

AGENDA:

MPC-19- 1891 Moved by Frank Tirpak to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 61 Birchcliff Road – Lakefront Deck Replacement

Application for lakefront deck replacement at 61 Birchcliff Road (Lot 7, Block 4, Plan 4486AX).

Marty Vellner left the meeting at 1:19 p.m.

2. 337 Birchcliff Road – Dwelling and Garage with Guesthouse

Application for new dwelling and garage with guest house at 337 Birchcliff Road (Lot 6, Block -, Plan 6333KS).

Susan Knapp left the meeting and David Eggen joined the meeting at 1:27 p.m.

3. 183 Birchcliff Road – Retaining Wall

Application for retaining wall to support bank at 183 Birchcliff Road (Lot 6&7, Block 2, Plan 4112EO).

Lisa Brumm left the meeting at 1:36 p.m.

4. 349 Birchcliff Road – Retaining Wall

Application for retaining wall to support bank at 349 Birchcliff Road (Lot 16, Block 1, Plan 0620201).

Tanner Evans, Kara Kashuba, David Eggen and Brian Engel left the meeting at 1:48 p.m.

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DECISIONS

1. 61 Birchcliff Road – Lakefront Deck Replacement

MPC-19-1892

Moved by Frank Tirpak to approve the application for lakefront deck replacement at 61 Birchcliff Road with the following conditions:

- Approved engineered report on foundation and deck stability
- Letter from neighbors to the west in support of development
- Completions deposit of \$1,000.00
- At minimum, the same number of trees removed due to development must be replanted
- 1m no mow zone required adjacent to lake

CARRIED

2. 337 Birchcliff Road – Dwelling and Garage with Guesthouse

MPC-19-1893

Moved by Frank Tirpak to approve the application for a new dwelling and garage with guest house at 337 Birchcliff Road with the following conditions:

- Completions deposit of \$5,000.00
- Exterior of the building to be finished to match the existing dwelling
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground
- Site survey at time of footings to ensure compliance with permit
- Post construction lot grading plan when landscaping is complete

CARRIED

3. 183 Birchcliff Road – Retaining Wall

MPC-19-1894

Moved by Ann Zacharias to approve the application for a retaining wall to support the bank at 183 Birchcliff Road based on the findings of the geotechnical report with the following conditions:

- Geotechnical report stating the necessity of the development prior to permit release
- Completions deposit of \$1,000.00
- At minimum, the same number of trees removed due to development must be replanted
- 1m no mow zone required adjacent to lake
- Rock complementary to exterior of home
- Natural landscaping to complement the wall

CARRIED

4. 349 Birchcliff Road – Retaining Wall

MPC-19-1895

Moved by Don Bell to approve the application for a retaining wall to support the bank at 349 Birchcliff Road with the following conditions:

- Completions deposit of \$1,000.00
- At minimum, the same number of trees removed due to development to be replaced
- 1m no now zone required adjacent to lake
- Rock complementary to exterior of home
- Natural landscaping to complement the wall

CARRIED

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ADJOURNMENT:

MPC-19-1896

Moved by Chair Zacharias that the Municipal Planning Commission meeting of December 19, 2019, be adjourned at 2:48 p.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

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