

Summer Village of Birchcliff
May 3, 2021
Municipal Planning Commission Minutes

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held May 3, 2021 at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ann Zacharias via Zoom
Councillor:	Frank Tirpak via Zoom
Member-at-Large:	Michael Wells via Zoom
CAO:	Tanner Evans via Zoom
Junior Development Officer:	Kara Kashuba via Zoom
Recording Secretary:	Carolyn Widmer via Zoom
Applicant:	Jason McDonald via Zoom Brad Lockyer via Zoom

CALL TO ORDER: Chair Zacharias called the meeting to order at 9:04 a.m.

AGENDA:

MPC-21-013 Moved by Frank Tirpak that the agenda be approved as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 369 Birchcliff Road – Garage with Guest House

Application for garage with guest house (Lot 3, Block 1, Plan 7089MC).

2. 553 Birch Close – Temporary Accessory Building

Application for temporary accessory building (Lot 15, Block 1, Plan 0224592).

Kara Kashuba, Jason McDonald, and Brad Lockyer left the meeting at 9:17 a.m.

DECISIONS

1. 553 Birch Close – Temporary Accessory Building

MPC-20-015 Moved by Michael Wells to approve the application for garage with guest house at 369 Birchcliff Road subject to the following conditions being met to the satisfaction of the Development Officer:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- The other 4 accessory buildings shall be removed.
- Height of the accessory building shall not be more than 5m (16.4 ft.).
- Completions Deposit of \$500.00

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- No advertising to be displayed on the structure.
- Temporary structure to be removed within 2 years with permit ending May 3, 2023.

CARRIED

2. 369 Birchcliff Road – Garage with Guest House

MPC-20-014

Moved by Michael Wells to approve the application for a temporary accessory building at 369 Birchcliff Road subject to the following conditions being met to the satisfaction of the Development Officer:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not be rented out to a separate party than those renting the detached dwelling.
- Height of the accessory building shall not exceed 7.62m (25ft.).
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Guest house means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- Completions Deposit of \$2,000.00
- Trees removed to be replaced according to landscaping plan.

CARRIED

ADJOURNMENT:

MPC-20-016

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 9:54 a.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

Initials

