

Summer Village of Birchcliff
November 16, 2023
Municipal Planning Commission Minutes

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held November 16, 2023, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ann Zacharias via Zoom
Councillor:	Frank Tirpak
Member at Large:	Michael Wells
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau

CALL TO ORDER Chair Zacharias called the meeting to order at 2:34 p.m.

AGENDA:

MPC-23- 014 Moved by Frank Tirpak that the agenda be approved as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 381 Birchcliff Road

Application for a manufactured dwelling unit at 381 Birchcliff Road (Lot 9, Block 1, Plan 7089MC) in the Summer Village of Birchcliff.

Peter Klingvall joined the meeting at 2:34 p.m.

Questions were asked to the applicant from the Commission members.

Peter Klingvall left the meeting at 3:13 p.m.

Kara Hubbard and applicants left the meeting at 3:22 p.m.

Michael Wells recused himself from the meeting declaring a pecuniary interest as an adjacent landowner as per MGA Section 172(1) at 3:38 p.m.

MPC-23-015 Moved by Frank Tirpak that the Municipal Planning Commission approve the application for a manufactured dwelling unit at 381 Birchcliff Road subject to the following conditions being met to the satisfaction of the Development Officer:

- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- The payment of a \$5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed with two years, and any or all road damage repaired. Any damage to public roads due to the construction and delivery of the home shall be repaired immediately at the expense of the permit holder.

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- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- Electrical power from the property line to any building shall be constructed underground.
- Existing vegetation to remain and the planting of shrubs and trees to be done according to the landscaping plan.

CARRIED

ADJOURNMENT:

MPC-23-016

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 3:40 p.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

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