

*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held November 8, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 8:57 a.m. by Chair Zacharias with the following being present:

Chair:	Ann Zacharias
Councillor:	Marvin Hood
Member-at-large:	Don Bell
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicants:	Kevin Thomas Caitlin Arthurs Margaret Collins

**AGENDA  
APPROVAL:**

**MARVIN HOOD:**  
That the November 8, 2018 Municipal Planning Commission Agenda be adopted as presented.

**1667/18**

**CARRIED**

**PLANNING &  
DEVELOPMENT:**

**1. 359 Birchcliff Road**

Honey Do Construction submitted an application on October 19, 2018 for a boathouse renovation located on the property located at 359 Birchcliff Road (Lot 11 West, Plan 6333KS).

The application is before the Municipal Planning Commission for the following reasons:

- The front yard setback of 0.86m is below the minimum of 9.42m, therefore a variance of 8.56m is required.
- The front yard setback to the eaves of 0.75m is below the minimum of 6.92m, therefore a variance of 6.17m is required.
- No development adjacent to or near the shores of the lake, unless the proponent can demonstrate to the satisfaction of the Summer Village the development will not reduce lake water quality, degrade aquatic habitat, and adversely impact the area's visual, as per the Municipal Development Plan. Variance may be required.
- The integrity of the natural environment and ecosystems is protected, sustained and if possible, enhanced, as per the Sylvan Lake Management Plan. Variance may be required.
- Development will generally be set back from the water's edge a suitable distance to protect riparian areas and to reduce nutrient input into the lake, as per the Sylvan Lake Management Plan. Variance may be required.

The applicant answered questions from the Commission members.

Initials



Koralyn Lemmon, Kevin Thomas, Caitlin Arthurs and Margaret Collins left the meeting at 9:06 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.

**ANN ZACHARIAS:**

That the Municipal Planning Commission approve the application for a boathouse renovation at 359 Birchcliff Road with the following conditions:

- Completions deposit of \$1000.00
- Exterior to match/compliment the exterior finish of the main building
- No vegetation to be removed from the escarpment

**1668/18**

**CARRIED**

**ADJOURNMENT:** The meeting adjourned at 9:12 a.m.

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Ann Zacharias, MPC Chair

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Phyllis Forsyth, CAO

Initials