

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held September 21, 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 Roger Dufresne with the following being present:

Deputy Mayor:	Roger Dufresne
Councillor:	Ann Zacharias
Development Officer:	Koralyn Lemmon
CAO:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Applicants:	Scott Grozelle
Public:	Mary Jewell Larry Cameron Terry Cameron

AGENDA APPROVAL: ANN ZACHARIAS:
That the September 21, 2017 Municipal Planning Commission Agenda be adopted as presented.

1344/17

CARRIED

PLANNING & DEVELOPMENT:

1. 381 Birchcliff Road

Krest Homes submitted a complete application on August 15, 2017 for the development of a dwelling, hot tub and detached garage located at 381 Birchcliff Road (Lot 9, Block 1, Plan 7089MC) in the Summer Village of Birchcliff. The dwelling and hot tub are a permitted use and do not require the Commission's permission.

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

- The total floor area of the detached garage of 1926 sq. ft., is listed as a Discretionary Use
- The building height of the detached garage of 6.7m, is above the maximum of 5m, and requires a variance request of 1.7m (5.6 ft.)

The Committee asked questions of the applicant.

Members of the community affected by the development addressed the Commission with concerns over tree removal, height, location and commercial appearance.

Koralyn Lemmon, Mary Jewell, Terry Cameron, Larry Cameron and Scott Grozelle left the meeting at 8:47 a.m.

The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

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- 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.

ROGER DUFRESNE:

That the Municipal Planning Commission deny the application for a detached garage at 381 Birchcliff Road for the following reasons:

- 1) Municipal Development Plan's Vision Statement says:

"The Summer Village of Birchcliff remains a quiet, safe and secure community in serving to meet the lifestyle needs of permanent and seasonal residents. The community character will be personified by passive, family-oriented uses and activities and exemplified by the country lane atmosphere of Birchcliff Road. The natural attractiveness of the community continues to be conserved by the residents' attitudes of respect and stewardship of the landscapes, views, wildlife, vegetation, shoreline and water quality of the provincially significant Sylvan Lake."

- 2) *Municipal Government Act*, Section 640 (6) (a)

"the proposed development would not

- (i) Unduly interfere with the amenities of the neighborhood, or
- (ii) Materially interfere with or affect the use, enjoyment or value of neighboring parcels of land.

1345/17

CARRIED

ADJOURNMENT: The meeting adjourned at 9:01 a.m.

MPC Chair

Development Officer

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