

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF SUNBREAKER COVE
ADMINISTRATION OFFICE
APRIL 29, 2024 @ 8:30 A.M.**

- A. CALL TO ORDER**

- B. ADOPTION OF AGENDA**

- C. DEVELOPMENT ITEMS**
 - 1) 1210 Marine Drive

- D. ADJOURNMENT**

Summer Village of Sunbreaker Cove – Municipal Planning Commission

April 29, 2024

Agenda Item

1210 Marine Drive (Lot 3, Block 7, Plan 4146RS)

Development Permit Application

Background:

The registered owner of 1210 Marine Drive (Lot 3, Block 7, Plan 4146RS), in the village of Sunbreaker Cove is seeking development approval for Mechanized Excavation, Stripping and Grading. This property is located in the R1 District (Residential District). The lot is currently vacant, and some of the tree removal has taken place during the demolition of the previous dilapidated dwelling. The intent is to re-grade and complete the removal of trees to plan to develop the lot in the future. Several trees along the perimeter of the property will remain, while 22 will be removed and 20 spruce trees will be re-planted. Re-grading is proposed to be completed to ensure drainage is not pooling in the yard and to ensure drainage will not be directed to adjacent landowners.

Discussion:

This application is before MPC for the following reason:

- Mechanized Excavation, Stripping and Grading is listed as a discretionary use; therefore, the decision must come from the Municipal Planning Commission.

Application Review:

Generally mechanized excavation, stripping and grading is included with the development of a new dwelling, as the development had already begun without approval, administration has required the registered owner to apply for this use to ensure the lot is satisfactory to the Land Use Bylaw requirements and suitable for future development.

Conditions:

If approved, Administration would recommend the following conditions:

- The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
- The payment of a \$3,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of landscaping completed with two years. Any damage to public roads or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- Landscaping to be completed according to the landscaping plan.

April 4, 2024

- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate is required at completion to ensure that proper drainage on the property exists.
- Final drainage directed towards municipal land shall be satisfactory to the Public Works Manager.
- In determining dwelling height with the future development of the lot, the average grade height shall be determined from pre-development elevations at the corners of the parcel as provided.

Authorities:

The MPC may:

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
 - With or without conditions;
 - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
 - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

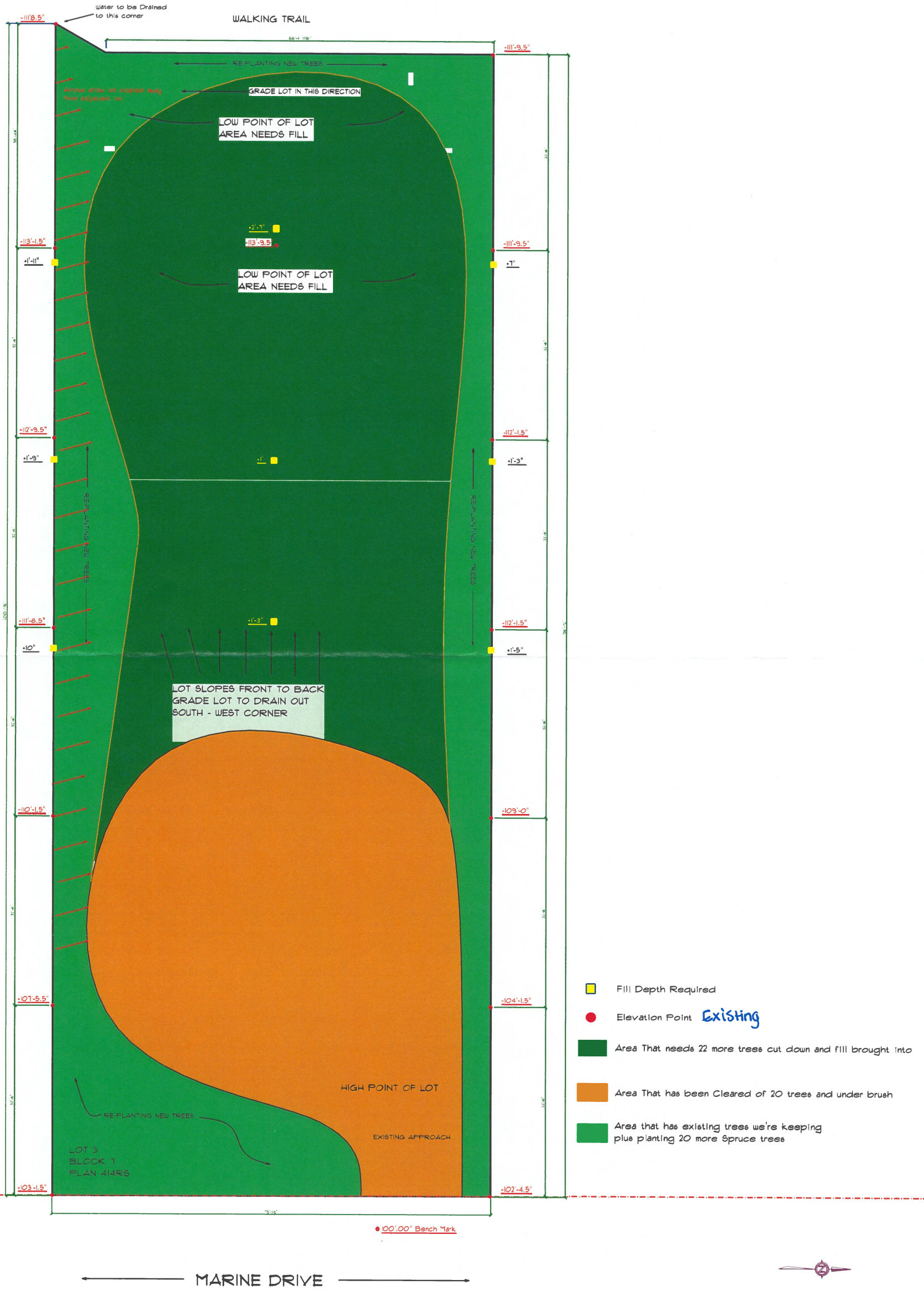
Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).

Letter of Intent

At this time our intent is to clear a build site, so we can visualize our plan to develop the property in the future. We need to fall some more tree's and grade the lot so that water does not pool in our back yard. We're going to be planting new trees along our property lines and planting more trees once we have our cabin built.







MAY 02 2023





MAY 02 2023





MAY 02 2023





MAY 02 2023





MAY 02 2023



C-1



NOV 10 2022

Google Maps 1210 Marine Dr



Birchcliff, Alberta
 Google Street View
 Aug 2023 See more dates

Image capture: Aug 2023 © 2024 Google



