

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF SUNBREAKER COVE
SUMMER VILLAGES ADMINISTRATION OFFICE
FEBRUARY 22, 2022 @ 8:30 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1) 1321 Birch Road
- D. ADJOURNMENT**

Summer Village of Sunbreaker Cove – Municipal Planning Commission February 22, 2022

Agenda Item

1321 Birch Road (Lot 14, Block 9, Plan 413NY)

Development Permit Application

Background:

An application was submitted on behalf the registered owners for a garage with guest house located on the property of 1321 Birch Road (Lot 14, Block 9, Plan 413NY) in the Summer Village of Sunbreaker Cove. This property is located in the R1 District (Residential). A previous application went to MPC in December and was denied due to the size of the room labelled “kitchenette” and the inclusion of upper and lower cabinets, sink, dishwasher, and fridge, it was in the opinion of the Municipal Planning Commission that the “kitchenette” was for all intents and purposes, a kitchen. This new application includes a revised floor plan with changes including, the removal of all upper kitchen cabinets, a double sink to a single sink, reducing counterspace, and the addition of bar seating around a bar area overlooking a TV wall and recreational area.

The proposed garage with guest house meets the setback and height requirements. The proposed lot coverage would be 31.2% and under the maximum 50%. There will be no trees removed as the proposed building location does not have any trees and all existing will remain. The Land Use Bylaw states that accessory building’s combined footprints shall be no larger than 8% of the parcels total area, with the proposed development the footprint would be at 7%.

Discussion:

This application is before MPC for the following reasons:

- Guest House is listed a discretionary use, therefore the decision must come from the Municipal Planning Commission.

Recommendation:

The Development Officer has no power to approve this application as requested and the development authority in this situation is the Municipal Planning Commission. In administrations opinion this application has been revised significantly enough in the floor plans to come before the Municipal Planning Commission again, and it is now up to the board to approve the application or deny. Adjacent landowners have been notified of the proposed development and no response has been received.

Conditions:

If approved, Administration would recommend the following conditions:

- 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.).
- 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 \$5,000.00.
- Zero trees to be removed.

Authorities:

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).

February 10, 2022

January 14, 2022

To whom it may concern;

Please be advised we the 'builder', Larkaun Homes Ltd, have been contracted to build a residential home at a 1321 Birch Road, Sunbreaker Cove AB. We acknowledge and intend to maintain the look and function of the approved plan. The lot is designed for lake living with the addition of a second structure for family and visitors.

Please don't hesitate to contact our office with any questions or concerns.


Respectfully,




Cory Kaun
Larkaun Homes Ltd.
Founding Partner
O 403.588.8861
E cory@larkaunhomes.com




building value for life...





Raywal
CABINETS
Design Within Reach

Red Deer Showroom
#130, 5201 54th Ave
Red Deer, AB
T4N 5K5
1-866-519-1437



LARKAUN
HOMES

1321 Birch Road
Sunbreaker Cove
Birchcliff, Ab

| Revision | Date |
|----------|------------|
| 0 | 08-18-2021 |
| 1 | 12-09-2021 |
| 2 | 12-17-2021 |
| 3 | 01-17-2022 |
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All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed

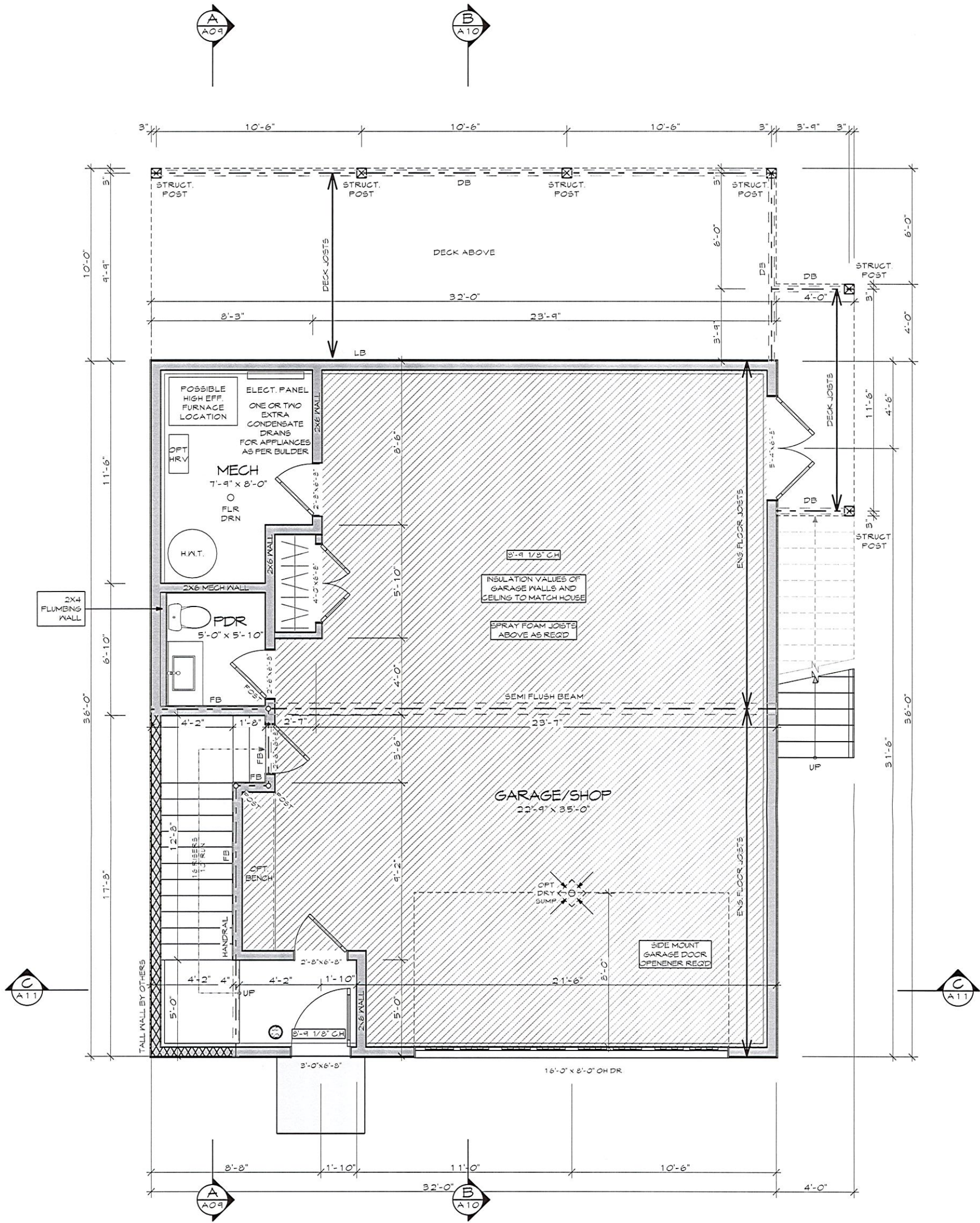
1321 BIRCH RD



LIST OF DRAWINGS

- A01 TITLE PAGE
- A02 FOUNDATION PLAN
- A03 MAIN FLOOR PLAN
- A04 UPPER FLOOR PLAN
- A05 ROOF PLAN
- A06 ELEVATIONS
- A07 ELEVATIONS
- A08 ELEVATIONS
- A09 BUILDING SECTIONS
- A10 BUILDING SECTIONS
- A11 BUILDING SECTIONS
- A12 CNST DTLs / NOTES / LEGENDS
- E01 MAIN FLOOR ELECTRICAL
- E02 UPPER FLOOR ELECTRICAL

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|--|--|---|--------------------------------|-------------------------------|---------------------|
| ALL SPECIFICATIONS FOR THE NBC 2019 (AE), 9.3.6. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES. | LEGAL ADDRESS: | CIVIC ADDRESS: 1321 BIRCH RD, S.V. OF BIRCHCLIFF, AB | CLIMATE ZONE: 7A | BUILDING AREA: 107 SQ M | AIRTIGHTNESS 2.5 |
| MAIN FLOOR : 105 SF UPPER FLOOR : 1152 SF TOTAL : 1257 SF DEV LOWER FLOOR : 0000 SF TOTAL LOWER FLOOR : 0000 SF TOTAL DEVELOPED : 0000 SF GARAGE SLAB : 826 SF | CLIENT CONTACT INFO:  LARKAUN HOMES building value for life... | DRAFTED BY:  KD RESIDENTIAL DESIGN KAREN RICHINSKI ARCHITECTURAL TECHNOLOGIST CELL: 403.396.0354 EMAIL: KAREN@KDRD.CA WEB: WWW.KDRD.CA | PROJECT NAME: 1321 BIRCH RD | PROJECT NUMBER: LH-2021-08 | SCALE: |
| | | | SHEET TITLE: TITLE PAGE | DATE: 14-01-2022 | SHEET: A01 |



MAIN FLOOR PLAN

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

ALL ROUGH OPENINGS TO BE SUPPLIED BY OTHERS

ALL WINDOWS TO HAVE A MAX U-VAULE OF 1.6 OR MIN. ENERGY RATING OF 25

ALL SPECIFICATIONS FOR THE NBC 2019 (AE) 936. ENERGY CODE TO BE SUPPLIED BY OTHERS. DRAWINGS TO BE REVIEWED & APPROVED BY THE LOCAL MUNICIPALITY OR PERMITTING AUTHORITIES.

MAIN FLOOR : 105 SF
UPPER FLOOR : 1152 SF
TOTAL : 1257 SF

DEV LOWER FLOOR : 0000 SF
TOTAL LOWER FLOOR : 0000 SF
TOTAL DEVELOPED : 0000 SF

GARAGE SLAB : 826 SF

LEGAL ADDRESS:

CIVIC ADDRESS:
1321 BIRCH RD, S.V. OF BIRCHCLIFF, AB

CLIMATE ZONE:
7A

BUILDING AREA:
107 SQ M

AIRTIGHTNESS
25

CLIENT CONTACT INFO:



DRAFTED BY:



KAREN RICHINSKI
ARCHITECTURAL TECHNOLOGIST
CELL: 403.396.0354
EMAIL: KAREN@KRD.CA
WEB: WWW.KRD.CA

PROJECT NAME:
1321 BIRCH RD

PROJECT NUMBER:
LH-2021-08

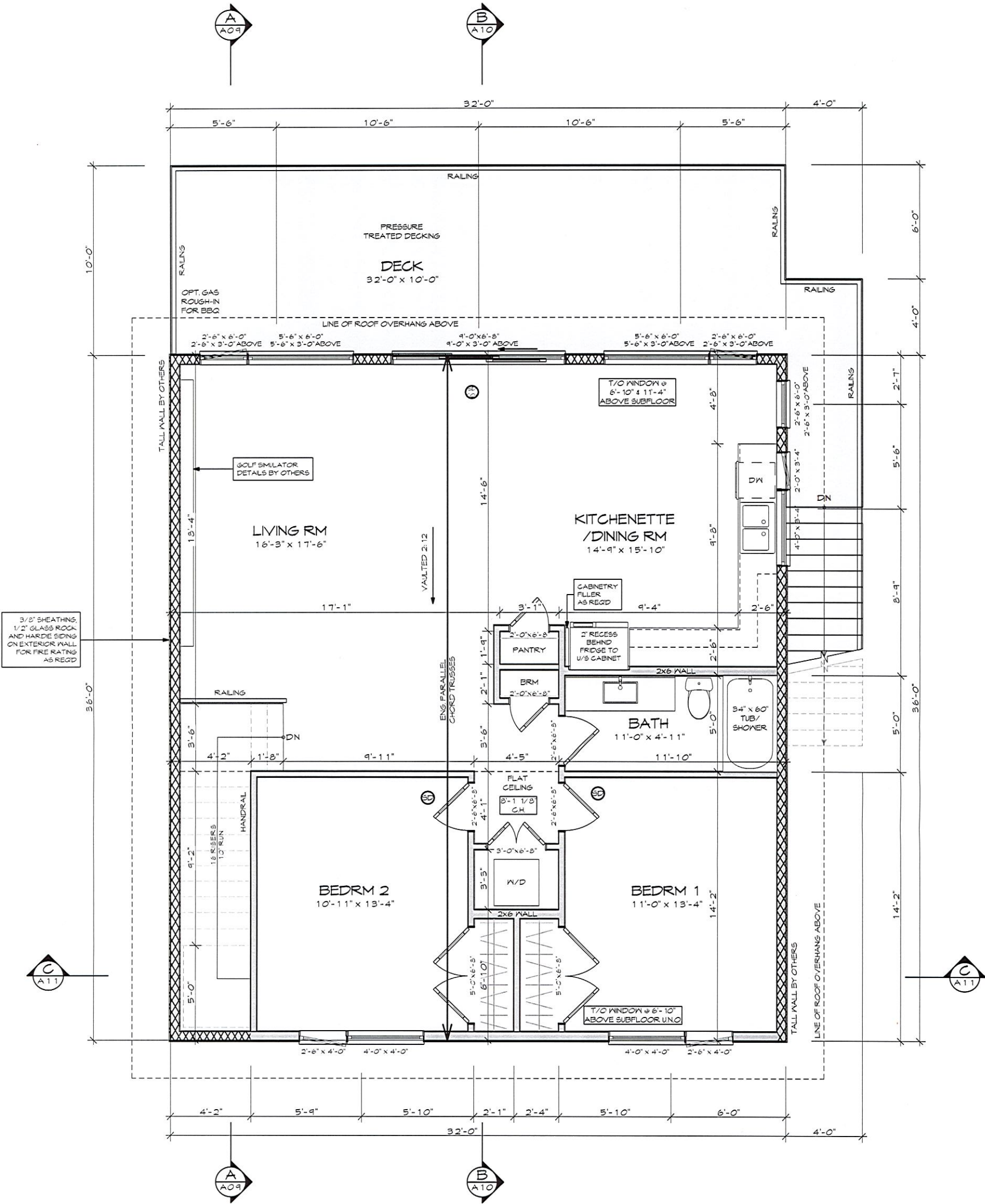
SCALE:
3/16" = 1'-0"

SHEET TITLE:
MAIN FLOOR PLAN

DATE:
14-01-2022

SHEET:
A03

Previous MPC application floor plan for reference.



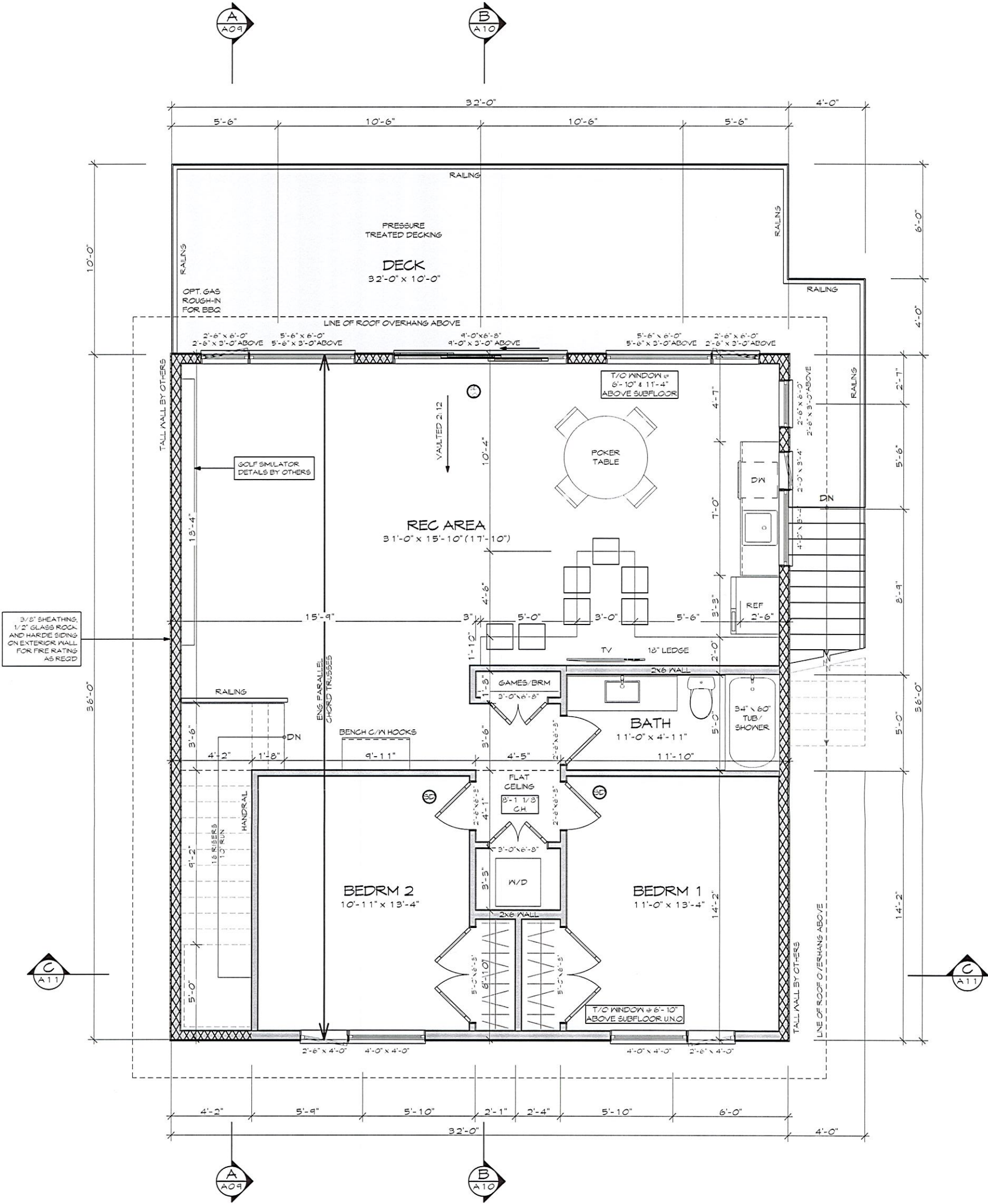
UPPER FLOOR PLAN

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

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| | | | SHEET TITLE: UPPER FLOOR PLAN | DATE: 21-10-2021 | SHEET: A04 |



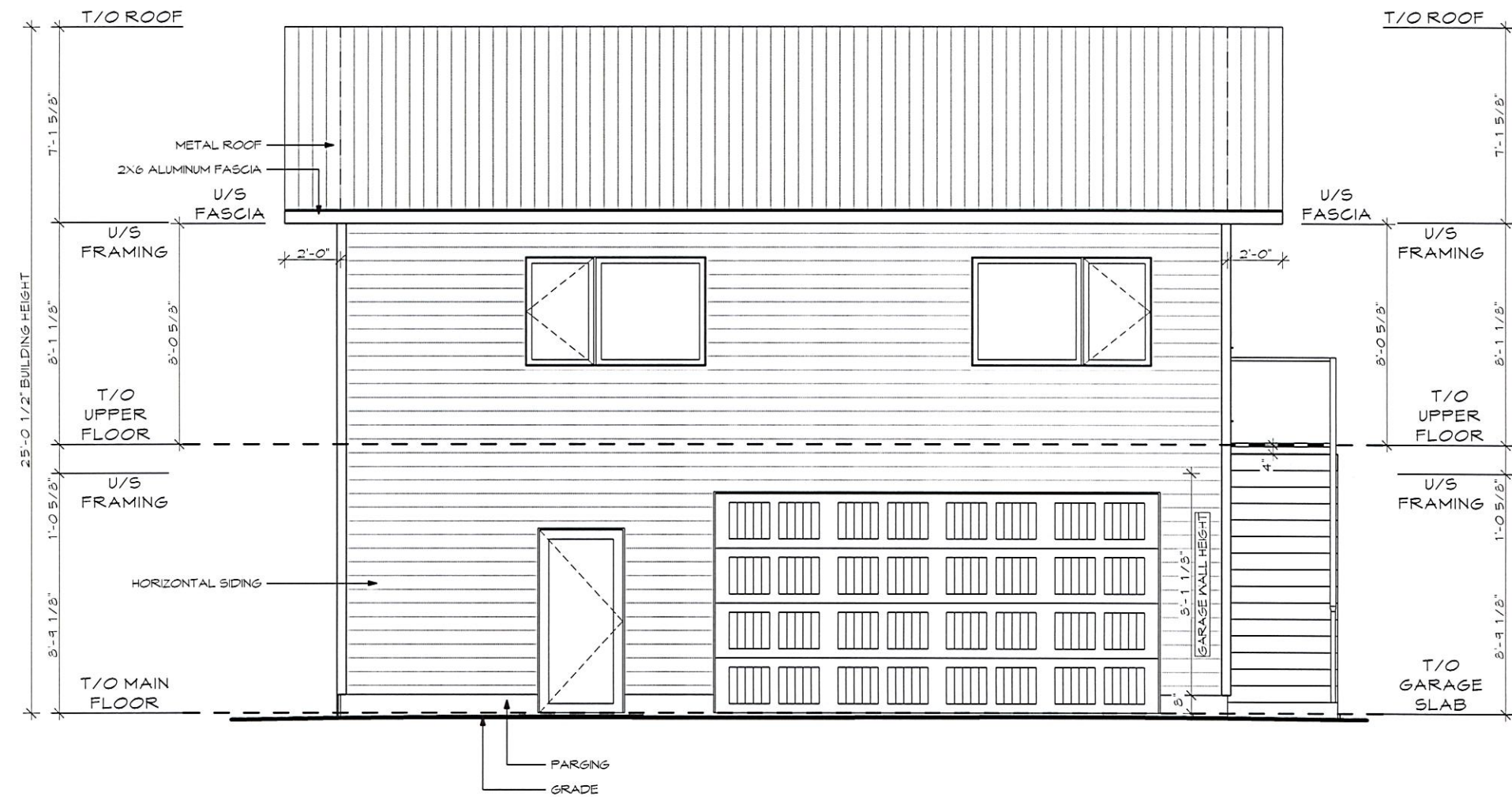
UPPER FLOOR PLAN

ALL DOWNSPOUT LOCATIONS TO BE CONFIRMED WITH BUILDER PRIOR TO INSTALLATION

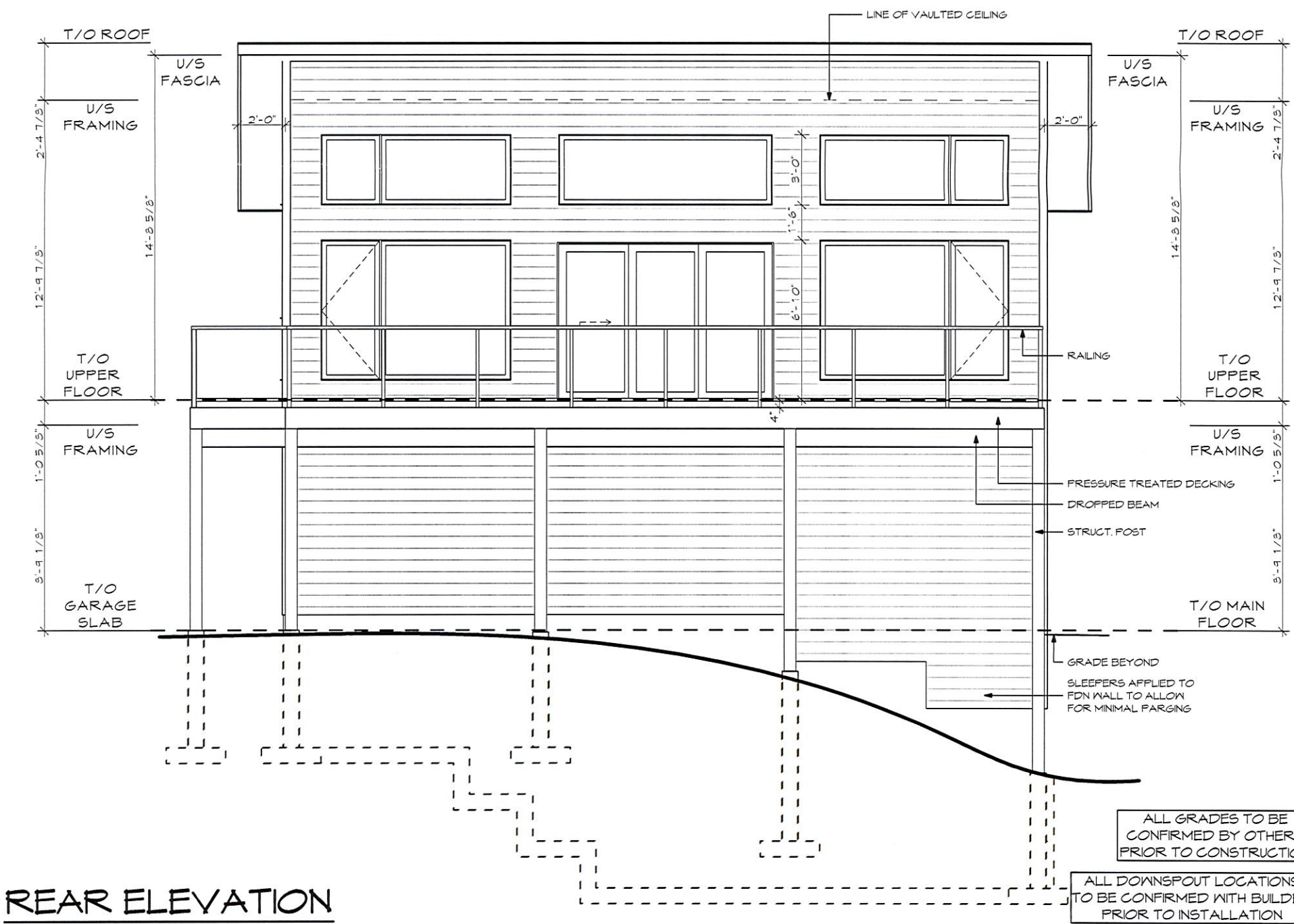
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FRONT ELEVATION



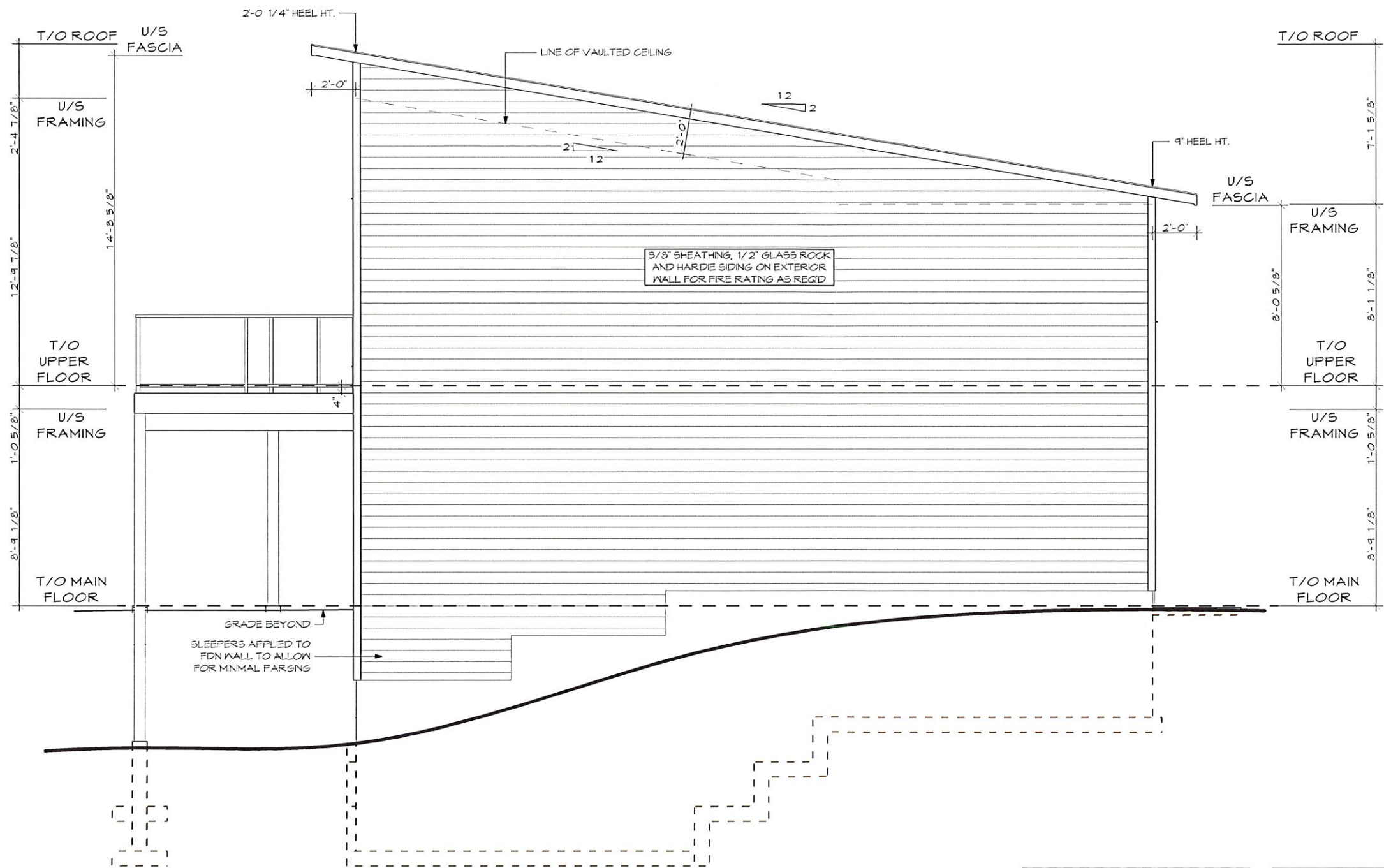
REAR ELEVATION

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| | | | SHEET TITLE: ELEVATIONS | DATE: 14-01-2022 | SHEET: A06 |

NOTE: FINAL BUILDING & SPEC MAY NOT BE EXACTLY AS SHOWN

THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE PERMISSION OF KD RESIDENTIAL DESIGN INC.

11x 17



LEFT SIDE ELEVATION

ALL DOWNSPOUT LOCATIONS
TO BE CONFIRMED WITH BUILDER
PRIOR TO INSTALLATION

ALL GRADES TO BE
CONFIRMED BY OTHERS
PRIOR TO CONSTRUCTION

UNVENTED SOFFIT REQUIRED ON EAVES
CLOSER THAN 2.4 M TO PROPERTY LINE
C/W ADDITIONAL ROOF VENTING AS REQ'D

THE FACE & SIDES OF WALLS AND UNDERSIDE OF CANTILEVERS
WITHIN 2.4M FROM PROPERTY LINE TO HAVE NON-COMBUSTIBLE
CLADDING TO ACHIEVE 45 MIN. FIRE RESISTANCE RATING.
-EITHER CEMENT BOARD CLADDING OR EXTERIOR
DRYWALL BENEATH VINYL SIDING TO BE INSTALLED

NOTE: FINAL BUILDING & SPEC MAY
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| | | |
|---------------|----------------|--------------|
| CLIMATE ZONE: | BUILDING AREA: | AIRTIGHTNESS |
| 7A | 107 SQ M | 25 |

CLIENT CONTACT INFO:

 **LARKAUN HOMES**
building value for life...

DRAFTED BY:

 **KD RESIDENTIAL**
DESIGN

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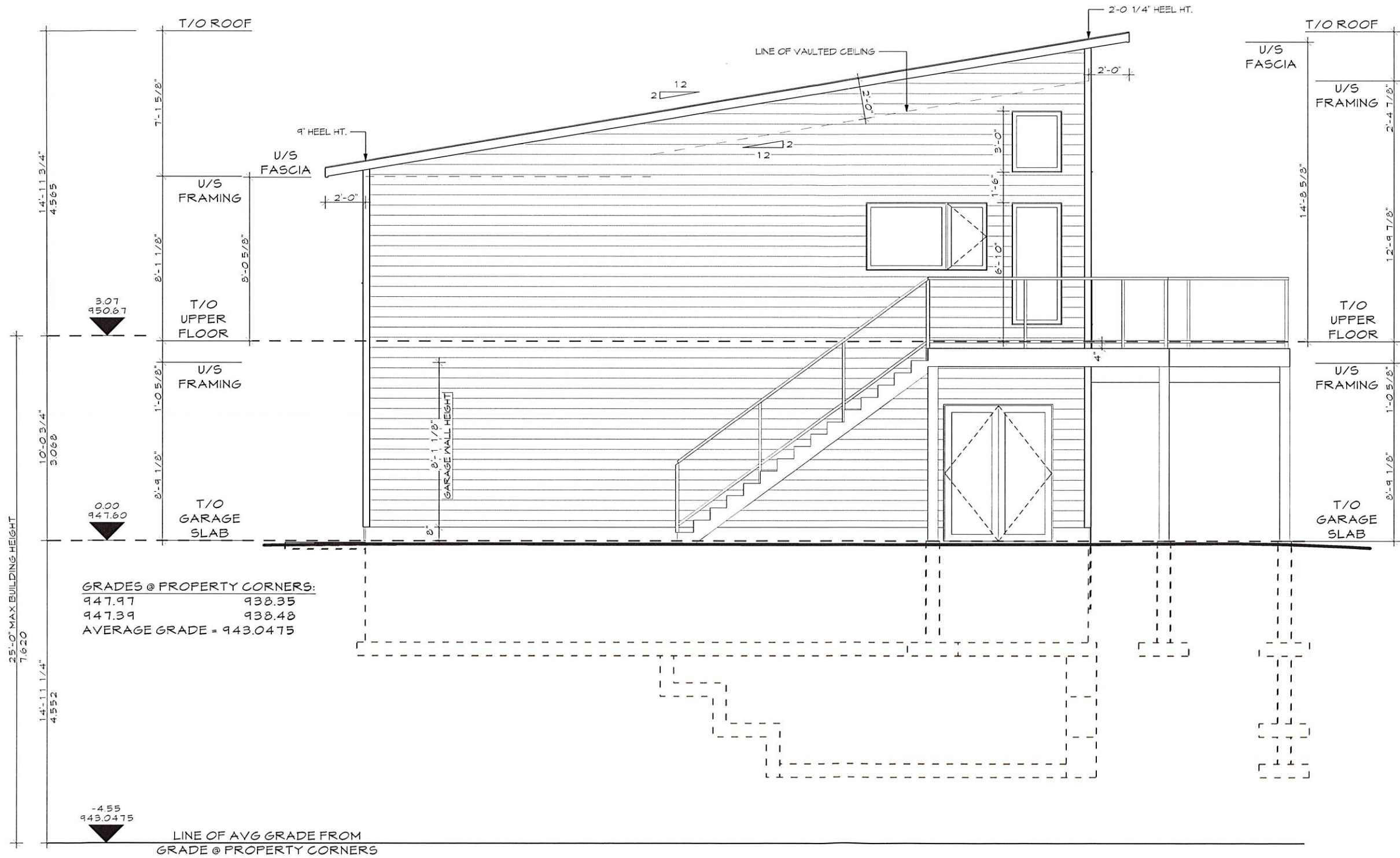
CIVIC ADDRESS:
1321 BIRCH RD, S.V. OF
BIRCHCLIFF, AB

PROJECT NAME:
1321 BIRCH RD

SHEET TITLE:
ELEVATIONS

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| PROJECT NUMBER: LH-2021-08 | SCALE: 3/16" = 1'-0" |
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| DATE: 14-01-2022 | SHEET: A07 |
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RIGHT SIDE ELEVATION

ALL DOWNSPOUT LOCATIONS
TO BE CONFIRMED WITH BUILDER
PRIOR TO INSTALLATION

ALL GRADES TO BE
CONFIRMED BY OTHERS
PRIOR TO CONSTRUCTION

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| | | |
|---------------|----------------|--------------|
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| 7A | 107 SQ M | 25 |

CLIENT CONTACT INFO:

**LARKAUN
HOMES**
Building value for life...

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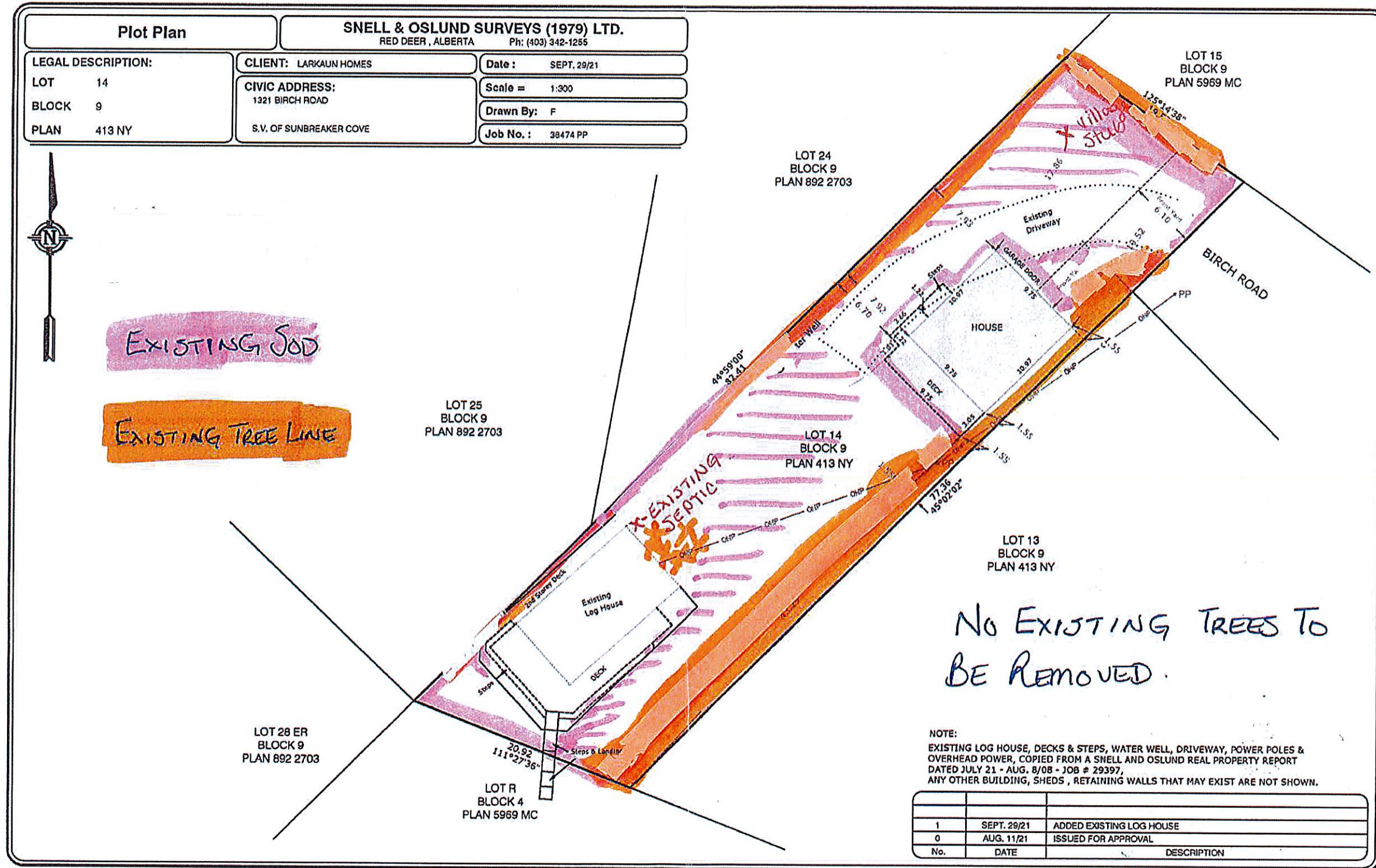
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Landscape & Septic







OCT 27 2021





OCT 27 2021



C-1



OCT 18 2021



