

**MEETING OF THE WHOLE AGENDA  
SUMMER VILLAGE OF BIRCHCLIFF  
APRIL 25, 2024 @ 1:00 P.M.**

**A. CALL TO ORDER**

**B. AGENDA** - additions/deletions  
- adoption

**C. ITEMS FOR DISCUSSION**

1. Land Use Bylaw Amendments for Escarpment and Landscaping

**D. ADJOURNMENT**

## Summer Village of Birchcliff

April 25, 2024

### Planning and Development

#### Meeting of the Whole

#### Agenda Item: *LUB Amendments for Bylaw 251-24*

#### **Background:**

At the last Council meeting, Council directed administration to prepare amendments to the Land Use Bylaw to include regulations discussed at the last meeting for lakeside escarpment development. The following are proposed amendments for Land Use Bylaw 251-24. Administration has enclosed the village vision statement, core values and guiding principles from the Municipal Development Plan for discussion.

#### Part One: General 1.2 Definitions - Add:

“No mow zone” A no mow zone is a buffer strip of vegetation that includes native plantings that let aquatic vegetation grow to maintain a stable natural state, a no mow zone allows native plants to seed and reestablish and is to not be maintained.

#### Part Three: Supplementary Regulations 4(5) Landscaping, Environmental Conservation and Development – Add: 1) before:

“The following standard of landscaping shall be required for all areas of a parcel not covered by buildings, driveways, storage and display areas:”.

#### Part Three: Supplementary Regulations 4(5) Landscaping, Environmental Conservation and Development – Add:

“2) The following standards shall be required for all escarpment areas as identified by an Alberta Land Surveyor.

- (a) When remedial actions are required on the escarpment, an engineered report is required to provide administration with the information that remedial actions proposed are necessary. The report shall propose the least impactful way to improve bank stability.
- (b) Further to subsection (a), retaining wall proposals are required to include an engineered report specific to the onsite installation and location of the walls, soil type and on-site conditions, materials, design parameters, site preparation, side slope protection, block placement, drainage, and testing/inspection requirements.

- (c) Further to subsection (a), retaining wall height shall not exceed 2m (6.56') in height unless specifically required in the geotechnical report and no other option is available. The maximum height allows for the escarpment area to remain as natural as possible. Retaining wall structures shall be made out of natural rock, or a stamped design giving the appearance of natural rock.
- (d) Minimum 80% of the escarpment area to be covered by native, deep rooting plants or trees planted in grass or topsoil (no gravel, mulch, or turf). Aside from the stairs and retaining walls, no hard landscaping will be permitted.
- (e) Should a guard be required in accordance with safety codes regulations on a tiered escarpment, it shall be a vegetative guard no smaller than 2' thick, and 42" tall.
- (f) Stair access to the lake shall be constructed in a way that looks as natural as possible."

**Authorities:**

Land Use Bylaw #170/13.

Municipal Development Plan 2013.

### **3.0 STRATEGIC PLANNING DIRECTIONS**

#### **3.1 Vision Statement**

The 2003 Municipal Development Plan provided a community vision statement. While some rewording and additions are included in the updated vision statement expressed below, the heart of the 2003 statement remains:

*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.*

#### **3.2 Core Values**

Intertwined within the Birchcliff community vision are the following core values.

1. This is HOME.
2. A traditional small village atmosphere, in which safety and security are mainstays.
3. The quiet, peaceful enjoyment of private property and public areas.
4. Retaining the quality of life of its residents.
5. Being champions of stewardship to conserve the natural setting of the village and the health of Sylvan Lake and its watershed.
6. Community autonomy, while still collaborating responsibly in planning, guiding and managing growth and land use change around Sylvan Lake.

#### **3.3 Guiding Principles**

In addition to the aforementioned vision and core values, the Birchcliff Municipal Development Plan 2013 is shaped by fundamental guiding principles. These guiding principles are:

1. Birchcliff will foster compatible land uses, including property and building standards, and manage development densities to maintain the community's small village atmosphere.
2. Birchcliff, while setting standards to sustain a small village atmosphere, recognizes that individual property rights need to be respected in planning, subdivision and development approval processes.
3. Birchcliff is committed to collaborating with all municipalities around Sylvan Lake to build and maintain positive and mutually beneficial relationships regarding matters of mutual significance.
4. Particularly, Birchcliff is committed to collaborating with all municipalities around Sylvan Lake to conserve the environmental health of the Lake and its watershed, and the enjoyment of their recreational attributes.
5. Birchcliff will consider options regarding the expansion of the community's land base, while also responding cooperatively to plans and proposals for land use change around the Summer Village.