

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF BIRCHCLIFF
SUMMER VILLAGES ADMINISTRATION OFFICE
MAY 12, 2022 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1) 409 Birchcliff Road

D. ADJOURNMENT

Summer Village of Birchcliff – Municipal Planning Commission**Agenda Item****May 12, 2022****409 Birchcliff Road (Lot 1&2, Block 2, Plan 2265RS)****Development Permit Application****Background:**

An application was submitted on behalf of the homeowner of 409 Birchcliff Road (Lot 1&2, Block 2, Plan 2265RS) in the Summer Village of Birchcliff for lakeside stairs. This property is in the R1 District (Lakeshore Residential).

The development proposed will provide safe access to the lake. It will take place on the escarpment of the property and the Municipal owned Environmental Open Space. Previously there was a set of stairs leading down to the lake, they were removed due to safety hazards. Surface vegetation where the new stairs will be located will be removed but all other existing vegetation will remain, the risers in the stairs will be removed to allow for vegetation to survive underneath. There will be no alteration of the existing slope.

Discussion:

This application is before MPC for the following reason:

- Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

Recommendation:

After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application for the lakeside stairs. In administrations opinion the proposed development will not have a negative impact to the existing slope or existing vegetation and will provide safe access to the lake while retaining the natural escarpment. Adjacent landowners have been notified and no response has been received.

Conditions:

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$1,000.00.
- Only surface vegetation where stairs will be constructed to be removed.

May 3, 2022

- Homeowners to enter into an updated Access Agreement allowing the staircase on the Environmental Open Space.
- Stairs to end before the shoreline and no work to be done on the shoreline or in the water without approval from Alberta Environment and Parks and is to be submitted to the Development Officer prior to work commencing.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a non-conforming building if:
 - It would not unduly interfere with the amenities of the neighborhood, or
 - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

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*).

Sorento

CUSTOM HOMES

March 24, 2022

Attention: Development/Permit Department

Regarding: 409 Birchcliff Road
Stairs/Steps to Water

To whom it may concern,

The customers at the above address have asked us to build them a set of stairs to the lake from their property for access to the waterfront. The bank is natural landscaped at this time, and we will have to remove some surface vegetation to install the stairs and landing supports. Only areas that will be disturbed is where we put screw piles and hand dig in pile supports. All other vegetation will remain or be trimmed back to install new stairs.

We had the bank surveyed to figure out the height and what would be needed (see attached document from Compass). Due to the number of stairs needed, the customer wants to put a landing or two for safety reasons. One or two landings will be added to break up the potential for a tragic fall and then one will be larger so they can step aside when meeting on the long length of rises (potential resting pad).

The stairs will be built out of treated brown wood and the treads will be composite materials for long lasting durability. The rails and posts will be treated wood and wire cables for side safety. The stairs will be anchored by screw piles at the top and then hand dug on the bank to support the new stairs.

If you require more information, please let me know.

Thank you,



Bill Robinson
Sorento Custom Homes Ltd.

106 - 179 Clearview Drive, Red Deer, AB, T4E 0A1

SorentoCustomHomes.com • office@sorentocustomhomes.com • 403.352.5222

DATE:	REVISION:

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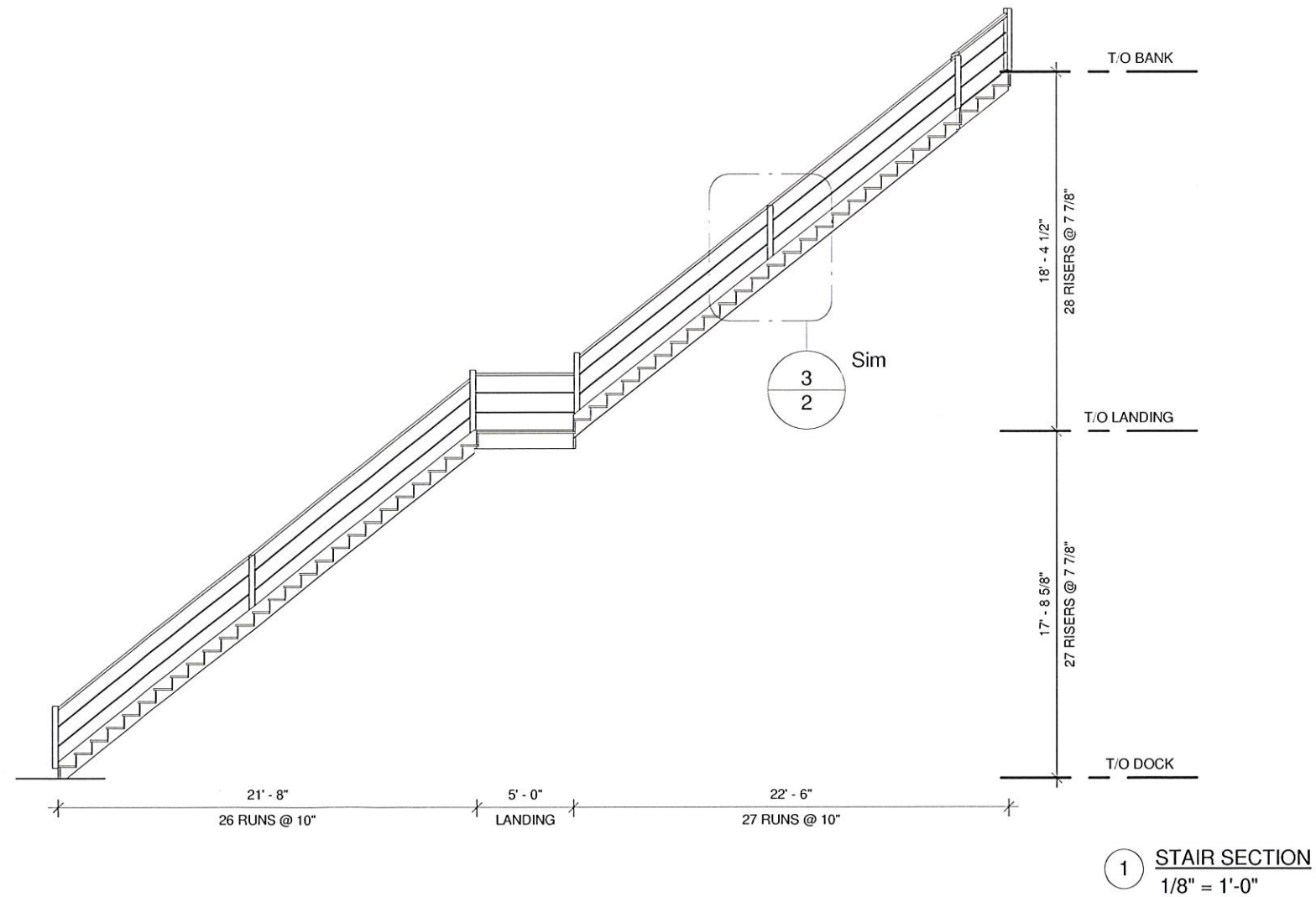
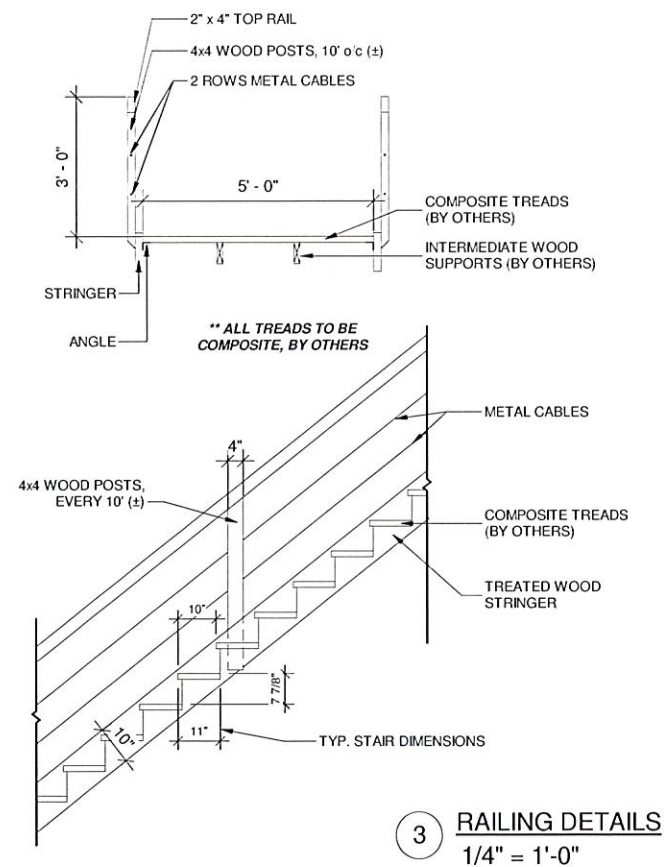
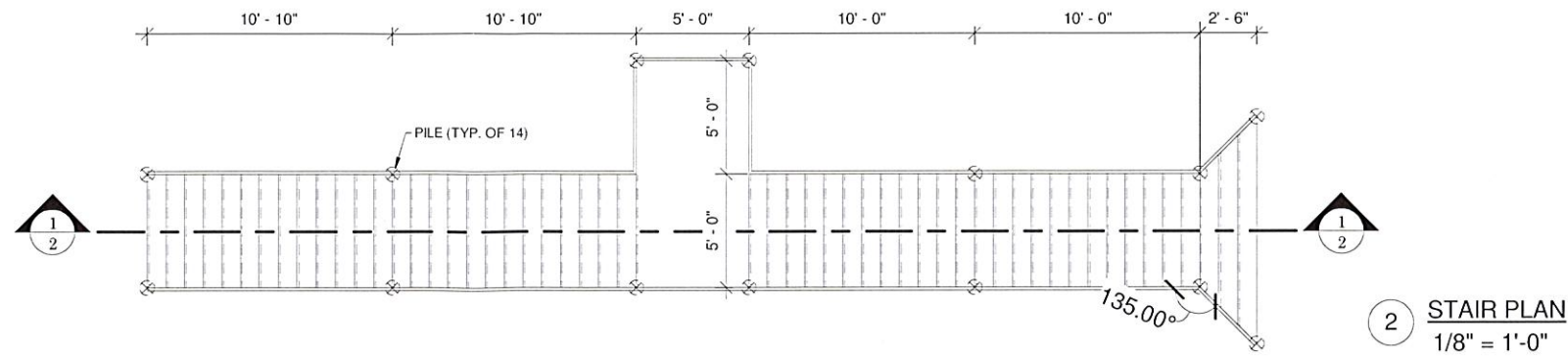
409 Birchcliff Road
S.V. of Birchcliff
(Sylvan Lake, AB)

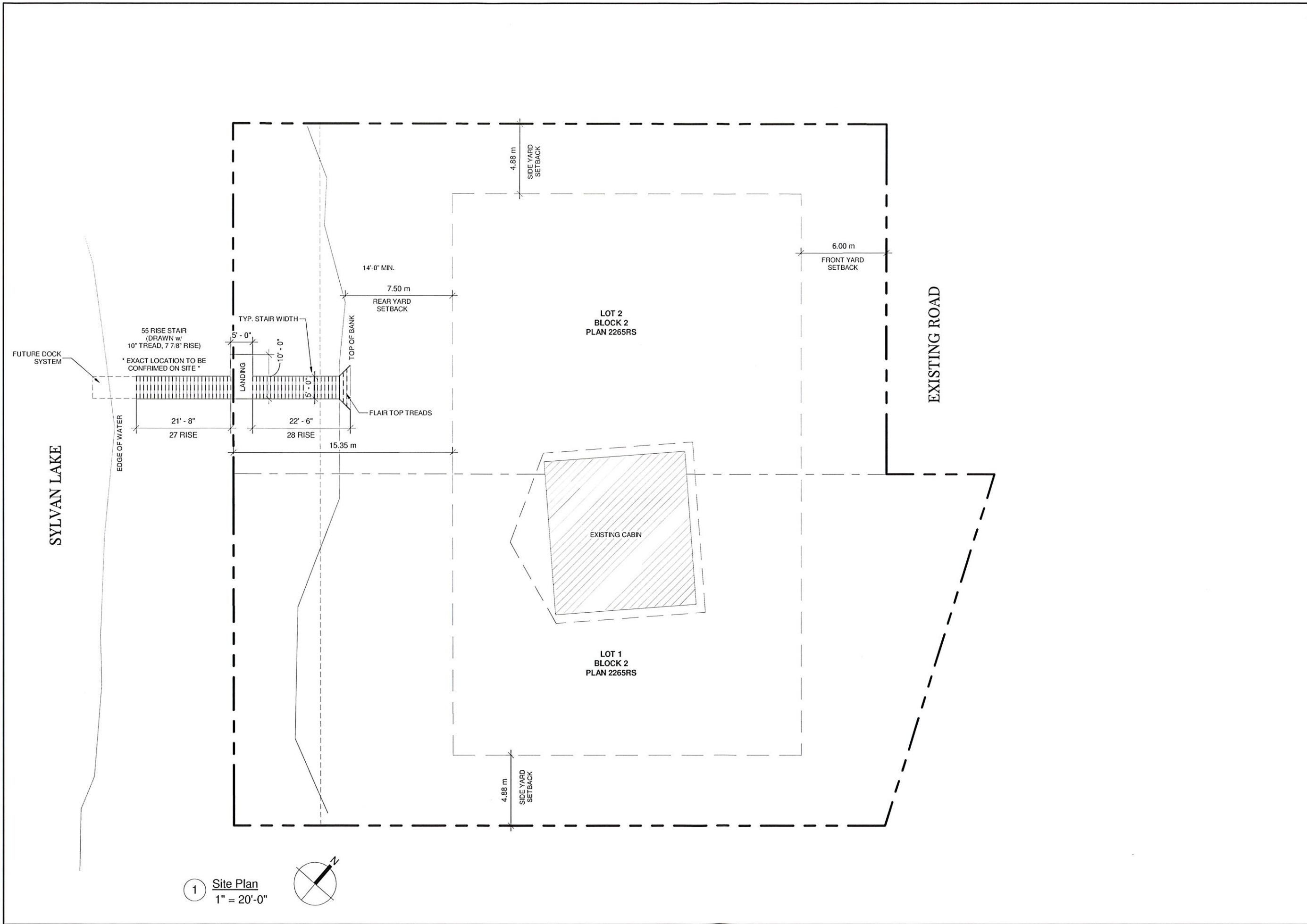
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SCALE:	As indicated
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2	2





1 Site Plan
1" = 20'-0"



C-1

Sorento
CUSTOM HOMES

#106, 179 CLEARVIEW DR.
RED DEER COUNTY
T4E 0A1
(403) 352.5222

DATE:	REVISION:

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409 Birchcliff Road
S.V. of Birchcliff
(Sylvan Lake, AB)

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DATE: 2022-05-05
10:11:38 AM

DESIGNER: YVONNE/IRIS

SCALE: 1" = 20'-0"

PAGE: 1	OF: 2
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SITE PLAN

Showing
Existing Elevations
Within
Lot 1 & 2, Block 2, Plan 2265RS
409 Birchcliff Road,
Summer Village of Birchcliff, Alberta



LEGEND

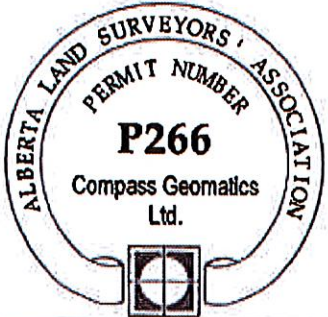
- Statutory Iron Post Found ●
- Iron Bar Found ◆
- Calculated Point x
- Reference Point ⊕
- Countersunk c.s.
- Fence Corner Post FCP
- Found Fd.
- Mark Mk.
- Marker Post Mp.
- Statutory Iron Post l.
- Foundation Fdn.
- Radial (R)
- Fence Line shown thus: — x —
- Power Line shown thus: — — —
- Power Pole ⊗
- Anchor —|—

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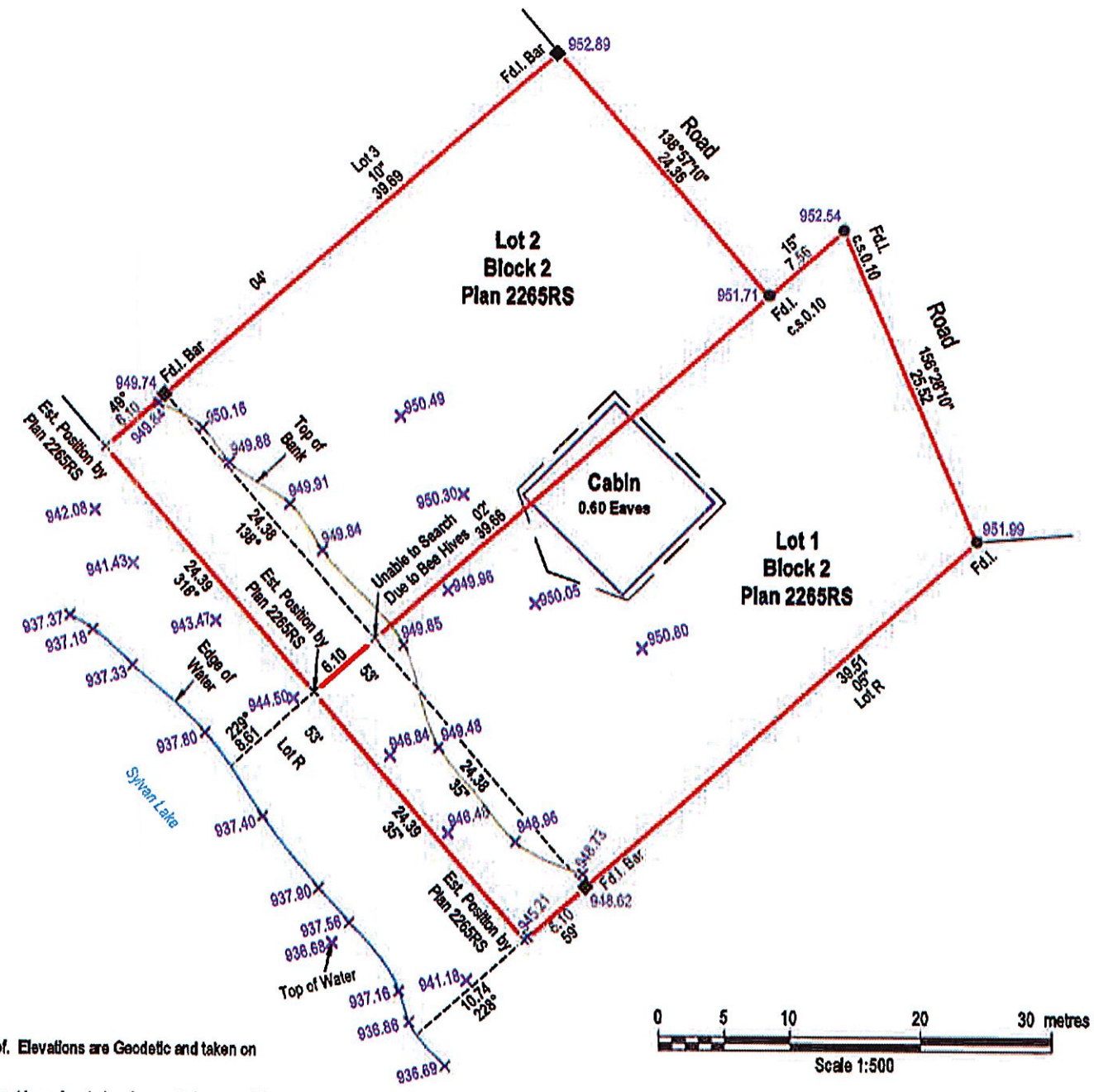
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Notes:

- Distances are in metres and decimals thereof. Elevations are Geodetic and taken on topsoil unless shown otherwise.
- The above ground and buried facilities have not been located and are not shown on this plan. It is the responsibility of the owner(s) and contractor to have the facilities located prior to construction.
- Actual existing grades shown thus: 939.00
- Bearings are UTM NAD83 (GSRs) Zone 11; Derived From GNSS Observations and Processed through Precise Point Positioning.
- Combined Scale Factor: 0.999925
- Elevation are Processed through Precise Point Positioning.
- Date of survey: August 19th, 2021



REVISION SUMMARY

Original Issue (09/09/21) DR/PC

REV.	PAGE
0	1 of 1

Kara Kashuba

From: Bill Robinson <bill@sorentocustomhomes.com>
Sent: Thursday, April 28, 2022 11:26 AM
To: Kara Kashuba
Cc: Dan Daneault
Subject: FW: 409 Birchcliff Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kara,

I know we did a description of the stair construction for you but we did a mocked up set for the customers. The customer wants them like this except they want a solid black top rail and the risers will be removed to allow for vegetation to survive under the stairs.

This might help the MPC know what it will look like.





APR 14 2022



C-1



APR 14 2022



