

*Minutes of the Land Use Bylaw Amendment Bylaw #215-19 Public Hearing of the Summer Village of Birchcliff, Province of Alberta, held February 21, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 10:07 a.m. by Mayor Dufresne with the following being present:

Mayor:	Roger Dufresne
Deputy Mayor:	Ann Zacharias
Councillor:	Marvin Hood
Administrator:	Phyllis Forsyth
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau
Public:	Steven Johnson Thom Jewell Barry Virtue

**PLANNING AND DEVELOPMENT**

**1. Land Use Bylaw Amendment Bylaw #215-19**

Mayor Dufresne explained the purpose of Hearing was to hear comments regarding the Fees Bylaw Amendment Bylaw #213-18.

Emergency exits, muster point and washrooms were noted.

Introductions were made and the process for the hearing explained.

Tanner gave his presentation outlining the proposed amendments to the Fees Bylaw.

**Home Occupation (Part One – Definitions)**

“Home occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building. This shall not include any cannabis retail sales or cannabis production and distribution.

**Application for Development (Part 2 – Development Permits, Contravention & Appeal)**

Applications for development at or of church camp cottages shall be accompanied by a letter of authorization from the Director(s) of the Church Camp, indicating their approval of the proposed development and its entirety.

**Projections Over Yards (Part Three - Yards)**

Remove from Land Use Bylaw.



**Driveway Setback (Part Three – Vehicles)**

Initials

Driveways on corner parcels shall be setback from the street intersection not less than 6 m (19.69 ft.).

**Driveway Material (Part Three – Vehicles)**

Driveways to be constructed of asphalt or gravel within the carriageway (between the road and private property line).

**Permitted Uses (Part Four – Residential (R1) District)**

Add “Driveway, Deck/Stairs, Holding Tank, Private Pool” to permitted uses.

**Discretionary Uses (Part Four – Church Camp (CC1) District)**

Add “Deck/Stairs” to discretionary uses.

**Discretionary Uses (Part Four – All Residential and both Church Camp Districts)**

Remove “Temporary building” as a Discretionary Use.

**Supplementary Regulations (Part Four – Back-Lot Residential (R2) District)**

Remove this statement from the Land Use Bylaw.

**Site Development (Part Four – Church Camp (CC1) District)**

Revise “Council” to “Municipal Planning Commission”

**Minimum Setback (Part Four – Church Camp (CC1) District)**

Revise “(3)” to “(b) - Recreational vehicles shall be a minimum of 3 m (9.84 ft.) from any property line.

**Landscaping Requirements (Part Four – church Camp (CC1) District)**

Revise “Council” to “Municipal Planning Commission”

**Site Development (Part Four – Church Camp Cottage (CC2) District)**

Remove (d) and (e) from the Land Use Bylaw.

**Parking Regulations (Part Four – Church Camp Cottage (C22) District)**

Remove from the Land Use Bylaw.



Initials

**Park Model Recreational Vehicles (All Parts in the Land Use Bylaw)**

“Park Model Trailer”

**Site Development (Part Four – Church Camp (CC1) District**

No more than thirty-five (35) Park Model Trailers are allowed in the thirty-five (35) stall recreational vehicle area known as “Western R.V. Park” (a) Park Model Trailer units are welcome to a maximum of thirty-five (35) in the Church Camp District (CC1) only.

Mayor Dufresne asked if there were any written comments received.

No written comments were received.

Mayor Dufresne asked if anyone in attendance wished to make comments.

Barry Virtue – 371 Birchcliff Road

- Opposed to #16 Site Development (Part Four – Church Camp (CC1) District)
- Concern over human footprint on land and lake
- Concern over increased traffic
- Concern over damager to aquafer
- Wants this deleted from Land Use Bylaw amendments

Steven Johnson– 415 Birchcliff Road

- Agrees with comments made by Barry Virtue
- Encourages Council to ensure capacity is looked at

Thom Jewell – 385 Birchcliff Road

- Thom agrees with previous comments
- In favour of application for development changes
- Council is development authority not the Municipal Planning Commission
- Knows camp is working on parking issues
- Okay with additional park models going in

Mayor Dufresne thanked everyone for attending and providing their comments. The Public Hearing was closed at 10:36 a.m.

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ROGER DUFRESNE  
MAYOR

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PHYLLIS FORSYTH  
C.A.O.



Initials