

Summer Village of Birchcliff
December 12, 2024
Municipal Planning Commission Minutes

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held December 12, 2024, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ann Zacharias
Member-at-large:	Jonathan Paulgaard
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant:	Devon Bellavance via Zoom Brian Engel, Lakeview Contracting via Zoom

CALL TO ORDER Chair Zacharias called the meeting to order at 9:00 a.m.

AGENDA:

MPC-24-007 Moved by Jonathan Paulgaard that the agenda be approved as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 113 Birchcliff Road

Application for escarpment stabilization at 113 Birchcliff Road (Lot 16, Block 1, Plan 0523841) in the Summer Village of Birchcliff.

Kara Hubbard and applicant(s) left the meeting at 9:25 a.m.

MPC-24-008 Moved by Jonathan Paulgaard that the Municipal Planning Commission approve the application for escarpment stabilization at 113 Birchcliff Road subject to the following conditions being met to the satisfaction of the Development Officer:

- The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- The construction shall be completed within 12 months of the date of permit issuance.
- Any damage to public roads or the carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- 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 may be required at completion to ensure that proper drainage on the property exists.
- All road bans to be followed that are implemented by Roadata and the administration office.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.

Initials

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- Completions deposit of \$5,000 required to ensure development is completed in accordance with the approved development permit.
- Stair access to the lake is not included in the approval of this development permit.
- Land located below the top of bank/land with slope areas of gradient of 15% or more area to retain in natural state. Variance was granted by the MPC that land is to be left in a natural state, and all areas to remain as is, but re-grading can be completed to complete re-stabilization for the escarpment area.
- Escarpment modification must be adequately seeded with native grass and 250 mixed pole plantings, native plantings to be selected from the Summer Village native plantings list provided.
- Escarpment disturbed areas shall be covered with erosion control blankets made from straw and coconut fibres bounded by photodegradable or biodegradable or UV stabilized polypropylene netting.
- Proper drainage and site grading must be maintained in order to maintain the stability of the slope. The finished site grade to be properly sloped to direct all surface water from the house and sloped areas. A minimum grade slope of 3% is required.
- Proof of inspection to be provided for erosion control as requested by the Development Officer until vegetation is well established.
- Erosion control to be completed in accordance with manufactures specifications.
- Proper erosion measures under the supervision of the geotechnical engineer must be undertaken.
- Any materials that fall down slope during construction must be cleaned up by contractor/applicant
- Applicant to provide measurement from new top of bank to the residence to the Development Officer.

CARRIED

ADJOURNMENT:

MPC-24-009

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 10:03 a.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

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