

Summer Village of Birchcliff  
June 16, 2021  
Municipal Planning Commission Minutes

*Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held May 3, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.*

**PRESENT:**

Chair:	Ann Zacharias via Zoom
Councillor:	Frank Tirpak via Zoom
Member-at-Large:	Michael Wells via Zoom
CAO:	Tanner Evans via Zoom
Junior Development Officer:	Kara Kashuba via Zoom
Applicant:	Brian Engel via Zoom
	Terry Cameron via Zoom
	Jesse Bjornson

**CALL TO ORDER:** Chair Zacharias called the meeting to order at 2:30 p.m.

**AGENDA:**

**MPC-21-017** Moved by Frank Tirpak that the agenda be approved as presented.  
CARRIED

**DEVELOPMENT APPLICATIONS**

**1. 83 Birchcliff Road – Escarpment Work and Boathouse Repairs**

Application for escarpment work and boathouse repairs (Lot 4&5, Block 3, Plan 4486AX).

**2. 383 Birchcliff Road – Asphalt Paving**

Application for asphalt paving (Lot 10, Block 1, Plan 7089MC)).

Kara Kashuba, Brian Engel, Jesse Bjornson, and Terry Cameron left the meeting at 3:00 p.m.

**DECISIONS**

**1. 83 Birchcliff Close – Escarpment Work and Boathouse Repairs**

**MPC-20-018** Moved by Ann Zacharias to deny the application for Escarpment Work and Boathouse Repairs at 83 Birchcliff Road for the following reasons:

- The proposed boathouse renovations include structural alterations that are considered to be more than routine maintenance or repair and is considered a rebuild. The boathouse is a non-conforming building and according to the MGA section 643 (5) "a non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered to except: to make it a conforming building; if the development authority considers it necessary.

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- As stated in the MDP 6.3.4, "...remedial actions may be necessary from time to time, the village strongly desires that the bank abutting the shoreline remain as natural as possible to retain natural ecosystems" and the LUB part 3 section 4(5) states that the land located below the top of bank of the lake remain in their natural state. As the geotechnical report states, the work proposed on the bank is not necessary for the retention of the bank as the slope is not in danger of failing.

CARRIED

**2. 383 Birchcliff Road – Asphalt Paving**

**MPC-20-019**

Moved by Ann Zacharias to approve the application for asphalt paving of the carriageway at 383 Birchcliff Road subject to the following conditions being met to the satisfaction of the Development Officer:

- Completions Deposit of \$500.00
- Driveways shall be constructed in such a manner not to interfere with the natural flow or absorption of water.
- The maximum width of a driveway shall not exceed 10m (2.80ft.).

CARRIED

**ADJOURNMENT:**

**MPC-20-020**

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 3:59 p.m.

CARRIED

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ANN ZACHARIAS, CHAIR

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TANNER EVANS, CAO

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