

Summer Village of Birchcliff
May 18, 2023
Municipal Planning Commission Minutes

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held May 18, 2023, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ann Zacharias
Councillor:	Frank Tirpak
Member at Large:	Jonathan Paulgaard via zoom
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant(s):	Jodi Neish Ryan Neish

CALL TO ORDER Chair Zacharias called the meeting to order at 1:00 p.m.

AGENDA:

MPC-23- 004 Moved by Councillor Tirpak that the agenda be approved as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 71 Birchcliff Road

Application for landscaping revisions/mechanized excavation on the escarpment at 71 Birchcliff Road (Lot 2, Block 4, Plan 4486AX) in the Summer Village of Birchcliff.

Kara Hubbard and applicants left the meeting at 1:36 p.m.

MPC-23-005 Moved by Jonathan Paulgaard that the Municipal Planning Commission deny the application for landscaping revisions/mechanized excavation on the escarpment at 71 Birchcliff Road for the following reasons:

- Birchcliff's Land Use Bylaw part 3, section 4.1, subsection 4(5) states that the escarpment or slope areas with a gradient of fifteen (15) percent or greater shall be retained in their natural state.
- Section 6.3.4 of Birchcliff's Municipal Development Plan states that while recognizing that remedial actions may be necessary from time to time, the Summer Village still strongly desires that banks abutting the shoreline remain as natural as possible to retain natural ecosystems. The proposed development does not reflect an effort to keep the escarpment area natural.
- The fact that the proposal shows the entire parcel coverage below the 50% threshold is not relevant in this situation as it does not address the need for the escarpment to remain as natural as possible. It was clear in the initial approval that remedial actions were necessary as shown in the geotechnical report, which is why retaining walls were approved. However, the rest of the proposed development is not considered to be natural. The lands will have to return to what was originally approved, which is:

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- winter storage area labeled as "tier 1 (lower) is to be entirely a no-mow zone, consisting of native grasses and shrubbery with no sandy area permitted, as indicated on the originally approved drawings. A no-mow zone is a vegetative buffer strip above the high-water mark on the shoreline and allows native plants to seed and re-establish.
- Areas labeled on this application as "tier 1" (upper), and "tier 2", along with the entire yard above the highest retaining wall are to be entirely grass. Paving stones, rocks, gravel, and any other material must be removed prior to filling with topsoil and sodding. Nothing other than grass, trees, shrubs, or plants shall remain. The stairs between each tier may remain but any walkway or paving stones connecting them on top of each tier must be removed and replaced by grass. The firepit area within what is labeled "tier 2" must be removed entirely with the sunken area backfilled to match the rest of tier 2 and covered in grass.
- The firepit area originally approved on the scaled drawing appears to be 1.5m and can remain at that size on either tier.
- The drawings submitted for this application seem to show the lowest retaining wall encroaching past the property line, which was not shown on the originally approved drawing. Please ensure that all development takes place within your property lines.
- Should Superior Safety Codes require a railing, the proposed design of the railing must be submitted to the Municipal Planning Commission for approval prior to installation.

CARRIED

ADJOURNMENT:

MPC-23-006

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 2:52 p.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

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