

Summer Village of Birchcliff
November 24, 2022
Municipal Planning Commission Minutes

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Birchcliff, Province of Alberta, held November 24, 2022, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

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|----------------------|------------------------------------|
| 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): | Martin Touchette Mike Touchette |

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

AGENDA:

MPC-22-013 Moved by Councillor Tirpak that the agenda be approved as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 101 Birchcliff Road

Application for escarpment stabilization including retaining walls and stairs in a concrete structure at 101 Birchcliff Road (Lot 3A, Block 2, Plan 8020413) in the Summer Village of Birchcliff.

Kara Hubbard, Martin Touchette, and Mike Touchette left the meeting at 1:26 p.m.

MPC-22-014 Moved by Jonathan Paulgaard that the Municipal Planning Commission deny the application for retaining walls and stairs in a concrete structure at 101 Birchcliff Road for the following reasons:

- Municipal Development Plan 6.3.4
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.
- Land Use Bylaw 4(5)(a)&(b)
The conservation of existing trees and/or shrubs to the maximum extent possible and the retention, in their natural state, of escarpment or slope areas with a gradient of 15 percent or greater and land located below the top of the bank of any water body.
- According to our bylaws, land located below the top of escarpment should be in a natural state, and there should be a setback from the high-water mark of 7.5m, so a variance is required and has been requested. While the Municipal Planning Commission understands the need for the retention of the bank and therefore a need for a

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variance, the variance requested is unreasonable as the slope would not be retained while also keeping the escarpment heavily vegetated and as natural as possible.

CARRIED

ADJOURNMENT:

MPC-22-015

Moved by Chair Zacharias that the Municipal Planning Commission meeting be adjourned at 2:25 p.m.

CARRIED

ANN ZACHARIAS, CHAIR

TANNER EVANS, CAO

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