SUMMER VILLAGE OF BIRCHCLIFF
LAND USE BYLAW
AMENDMENT BYLAW #266-26

Being a Bylaw of the Summer Village of Birchcliff, in the Province of Alberta, to authorize amendments to the Summer Village of Birchcliff Land Use Bylaw 258-25.

WHEREAS Section 692 of the Municipal Government Act, RSA 2000, authorizes a Council to amend a land use bylaw;

WHEREAS the Council deems it desirable to amend Land Use Bylaw 258-25;

NOW THEREFORE, the Council of the Summer Village of Birchcliff, in the Province of Alberta, duly assembled, hereby enacts as follows:

An amendment to the Land Use Bylaw 258/25:

1. 9. Land Use Bylaw Regulations: 9.17 Public Property, add the following: 9.17.8 Stair developments addressed by an Encroachment Agreement shall generally have a clear width not exceeding 1.2 m (4ft) including handrails and shall be constructed with consistent risers and treads. New stair developments should generally have a maximum rise of 18 cm (7in) and a minimum run of 28 cm (11in.). Where existing development, terrain, shoreline conditions, vegetation, or other site constraints make the preferred standard impractical, Council may permit a maximum rise of 20 cm (8 in.) and a minimum run of 21 cm (8 ¼ in.). Transition landings shall have a depth and width equal to the clear width of both stair flights. “not greater than the combined width of the adjoining stair flights.” Landing across rip rap connecting to piers to staircase shall generally have a clear width not exceeding 1.2m (4ft) including handrails. Handrails and guards shall be provided where required by applicable legislation or building code.

2. 11. R1 – Lakeshore Residential District: 11.3 Discretionary Uses delete 11.3.4 and replace with the following: 11.3.4 Private pools

3. 11. R1 – Lakeshore Residential District: 11.2 Permitted Uses delete the following: 11.2.4 Natural environment preservation areas, 11.2.5 Public utilities,11.2.6 Accessory buildings where the total floor area is 72.0m^2 (796.5 ft^2) or less

4. 11. R1 – Lakeshore Residential District: 11.2 Permitted Uses add the following: 11.2.4 Hot tubs, 11.2.5 Natural environment preservation areas, 11.2.6 Public utilities,11.2.7 Accessory buildings where the total floor area is 72.0m^2 (796.5 ft^2)

5. 9 Land Use Regulations: 9.15 Private Pools, Hot Tubs, and Ponds: delete 9.15.1 and replace with the following: 9.15.1 For lots abutting Sylvan Lake or a reserve lot abutting the

lake, other than Lots 9-10 , Block 1, Plan 5104 EO, a private pool, or decorative pond shall be located:

6. For further clarity, deletion of 9.15.1 does not include deletion of 9.15.1 (a-d (i)&(ii) these sections remain unchanged.

7. 9 Land Use Regulations: 9.15 Private Pools, Hot Tubs, and Ponds: renumber from Section 9.15.2 to Section 9.15.5 to Section 9.15.3 to Section 9.15.6

8. 9 Land Use Regulations: 9.15 Private Pools, Hot Tubs, and Ponds: add the following Section: 9.15.2 For lots abutting Sylvan Lake or a reserve lot abutting the lake, other land Lots 9-10, Block 1, Plan 5104 EO, a hot tub shall be located: a. At least 1.5 m (4.9 ft.) from the side and front lot boundaries; b. In a front yard, side yard or rear yard in an interior lot; and c. On a corner lot, located in a front yard, side yard, or rear yard not adjacent to a public roadway.

9. 9 Land Use Regulations: 9.1 Accessory Buildings In The R1 District: add the following: 9.1.10 Notwithstanding 9.1.2, on waterfront or semi-waterfront lot the following accessory buildings may be developed within the front yard or side yard or rear yard: a. Hot tubs

10. 9 Land Use Regulations: 9.7 Fences: delete the following and 9.7.4 replace with: 9.7.4 Chain link fences must be non-galvanized and restricted to 1.2 m (4.0 ft)

11. 9 Land Use Regulations: 9.18 Recreational Vehicles in the R1, R2, and R3: delete 9.18.14 and delete 9.18.15

12. 9 Land Use Regulations: 9.10 Landscaping, Environmental Conservation, and Development: within 9.10.6 add the following new subsection: e. The use of mulch, gravel, and other non-live landscaping materials shall be restricted to 10% of the landscaped portion of the lot.

13. 11. R1 – Lakeshore Residential District: 11.2 Permitted Uses delete 11.2.6 and replace with the following: 11.2.6 Accessory buildings where the accessory building total floor area is 72.0 m^2 (796.5 ft^2) or less

14. 11. R1 – Lakeshore Residential District: 11.3 Discretionary Uses delete 11.3.11 and replace with the following: 11.3.11 Accessory buildings where the accessory building total floor area is over 72.0 m^2 (796.5 ft^2)

15. 12. R2 – Backlot Residential District: 12.2 Permitted Uses delete 12.2.7 and replace with the following: 12.2.7 Accessory buildings where the accessory building total floor area is 72.0 m^2 (796.5 ft^2) or less

16. 12. R2 – Backlot Residential District: 12.3 Discretionary Uses delete 12.3.10 and replace with the following: 12.3.10 Buildings accessory to discretionary uses where the

accessory building total floor area is over 72.0 m^2 (796.5 ft^2)

17. 13. R3 – Country Residential District: 13.2 Permitted Uses delete 13.2.7 and replace with the following: 13.2.7 Accessory buildings where the accessory building total floor area is 72.0 m^2 (796.5 ft^2) or less

18. 13. R2 – Country Residential District: 13.3 Discretionary Uses delete 13.3.10 and replace with the following: 13.3.10 Buildings accessory to discretionary uses where the accessory building total floor area is over 72.0 m^2 (796.5 ft^2)

19. 11. R1- Lakeshore Residential District: 11.3 Discretionary Uses add 11.3.13 Escarpment Development

20. 15. CC2 -Church Camp Cottage District: 15.3 Discretionary Uses add 15.3.7 Escarpment Development

21. 16. EOS – Environmental Open Space District: 16.3 Discretionary Uses add 16.3.9 Escarpment Development

INTRODUCED AND GIVEN FIRST READING this 17th day of September 2026.

_____
Roger Dufresne, Mayor

_____
Tanner Evans, C.A.O.

PUBLIC HEARING HELD this 22nd day of October 2026.

GIVEN SECOND READING this 22nd day of October 2026.

GIVEN THIRD AND FINAL READING this 22nd day of October 2026.

_____
Roger Dufresne, Mayor

_____
Tanner Evans, C.A.O.