



Summer Villages on Sylvan Lake  
#2 Erickson Drive  
Sylvan Lake, AB T4S 1P5  
(403) 887-2822

---

# NOTICE OF DECISION

## Municipal Planning Commission

April 24, 2026

**RE: DEVELOPMENT PERMIT APPLICATION – FENCE – 405 BIRCHCLIFF ROAD**

A development permit application was submitted to the Municipal Planning Commission for a fence at 405 Birchcliff Road (Lot 7, Block 2, Plan 3814TR) in the Summer Village of Birchcliff.

**Finding of Fact:**

Upon review of the submitted application, the Municipal Planning Commission makes the following finding:

1. The Land Use Bylaw states that fences located within the flankage yard, and yards abutting a road or reserve shall provide 80% visual access perpendicular to the road or reserve. The proposed wood fencing does not provide 80% visual access.

**Decision:**

After due consideration, the Municipal Planning Commission denies the requested variance for the fence at 405 Birchcliff Road as it does not comply with the required 80% visual access required of the Land Use Bylaw.

**Appeal:**

This decision involves a variance request and is appealable to the Subdivision and Development Appeal Board, as per Part 17 of the Municipal Government Act. Should you wish to appeal this decision, appeal forms, guides, and processes can be found on the village website at: <http://www.sylvansummervillages.ca/planning--development.html>

Appeals must be received within 21 days of the date of this notice and must be accompanied by a \$1,000.00 non-refundable fee. For further information, please contact the Clerk at 403-887-2822.