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# NOTICE OF DECISION

## Municipal Planning Commission

April 24, 2026

**RE: DEVELOPMENT PERMIT APPLICATION – DEMOLITION & DETACHED GARAGE WITH GUEST HOUSE – 409 BIRCHCLIFF ROAD**

A development permit application was submitted to the Municipal Planning Commission for demolition, and a detached garage with guest house located at 409 Birchcliff Road (Lot 1&2, Block 2, Plan 2265RS) in the Summer Village of Birchcliff.

**Finding of Fact:**

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

1. The proposed height of the garage with guest house is 8.59m (28.21ft.). While this meets the maximum height regulation for a guest house, it exceeds the height of the principal building (3.35m/11ft.). Therefore, a variance is required to allow the guest house to exceed the height of the principal building.
2. The proposed floor area of the guest house is 93.64m<sup>2</sup> (1,008ft<sup>2</sup>) exceeding the maximum floor area of 83.6m<sup>2</sup> (900ft<sup>2</sup>). Therefore, a 12% variance of 10m<sup>2</sup> (108ft<sup>2</sup>) is required.
3. The proposed floor area of the guest house is 93.64m<sup>2</sup> (1,008ft<sup>2</sup>). While this does not exceed the floor area of the principal building, it exceeds 40% of the principal building's floor area (42m<sup>2</sup>/452.8 ft<sup>2</sup>). Therefore, a variance is required to allow the guest house to exceed 40% of the principal building's floor area.
4. Guest house suites are listed as a discretionary use, therefore approval must come from the Municipal Planning Commission.

**Decision:**

After due consideration, the Municipal Planning Commission denies the requested discretionary use and variances for the demolition and detached garage with guest house at 409 Birchcliff Road as it does not comply with the requirements of the Land Use Bylaw.



## Summer Villages on Sylvan Lake

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

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1. The proposed height of the garage with guest house is 8.59m (28.21ft.). While this meets the maximum height regulation for a guest house, it exceeds the height of the principal building (3.35m/11ft.)
2. The proposed floor area of the guest house is 93.64m<sup>2</sup> (1,008ft<sup>2</sup>), exceeding the maximum floor area of 83.6m<sup>2</sup> (900ft<sup>2</sup>).
3. The proposed floor area of the guest house is 93.64m<sup>2</sup> (1,008ft<sup>2</sup>). While this does not exceed the floor area of the principal building, it exceeds the 40% of the principal building's floor area (42m<sup>2</sup>/452.8ft<sup>2</sup>).

### **Appeal:**

This decision involves a discretionary use and 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.