NOTICE OF DECISION

NOTICE is hereby given that the Development Officer or the Municipal Planning Commission of the Summer Village of Birchcliff has approved the issuing of a development permit for the following permitted use:

Demolition & Dwelling
Development Permit #261536
331 Birchcliff Road (Lot 5PT Block - Plan 6333KS)

AND FURTHER TAKE NOTICE THAT you may appeal Permitted Uses, Discretionary Uses or Variance approvals to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. You may not appeal a Permitted Use unless it involves a relaxation, variation, or misinterpretation of the Land Use Bylaw. Written statements relevant to the development and reasons for the appeal, along with a $1000 appeal, plus $300 if geotechnical review is required, fee should be submitted to the Summer Village of Birchcliff, Subdivision and Development Appeal Board, #2 Erickson Drive, Sylvan Lake, AB T4S 1P5 within 21 days following the date of this notice.

For further information please contact the Development Department at 403-887-2822 or development@sylvansummervillages.ca. Documents regarding this development are attached.

Dated this 18th day of August 2026.

Emily Damberger, Development Officer

Summer Village of Birchcliff
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5

DEVELOPMENT PERMIT

Permit Number: 261536

Municipal Address: 331 Birchcliff Road **Lot:** 5PT **Block:** - **Plan:** 6333KS

Applicant: Bowood Inc.
7, 4608 – 62 Street
Red Deer, AB T4N 6T3

On Behalf Of: [redacted]

The Development Involving: *Demolition & Dwelling*

Approved Subject to the Following Conditions:

1) The development commences and continues in the manner applied for and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
2) The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
3) The payment of a $5,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed with two years, and any or all road damage repaired. Any damage to public roads or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
4) All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
5) The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
6) Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
7) Final as built real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage and building height
8) All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
9) Electrical power from the property line to any building shall be constructed underground.
10) Applicant to tie into the main sewer system immediately following septic relocation. All equipment/inspections to be satisfactory of the Summer Village. A Plumber who is contracted out by the Summer Village is the only person allowed to do the municipal sewer system connection to the main line (curb stop), at the applicant's expense. It is the responsibility of the applicant to contact the administration office to arrange for the turning on/off of the curb stop valve, at the applicant's expense. Failure to do this will result in forfeit of the Development Permit's Completion Deposit.
11) Sewer curb stop must remain accessible at all times, during and after construction.
12) Planting of shrubs and trees to be done according to the landscaping plan.
13) Roofs on buildings shall be constructed of non-combustible materials with a minimum Class B fire rating. The use of wooden roof shingles is prohibited.
14) Roofs on buildings shall have soffits or be otherwise screened with FireSmart compliant material to reduce the opportunities for embers from forest fires to lodge in the roof overhang area.
15) All siding and fascia materials on buildings requiring a development permit shall consist of fire-resistant materials as identified in the most current versions of "FireSmart – Protecting Your Community from Wildfire" or the Wildland Urban Interface (WUI) Products" listing, and that siding material shall extend from ground level to the roofline.
16) All patios that are raised above ground level shall have sheathing made of fire-resistant materials extending from the patio's floor level to the ground in order to prohibit the entry of sparks and embers under the structure.
17) All balconies and decks on buildings shall be constructed of fire-resistant materials as identified in the most current versions of "FireSmart – Protecting your Community from Wildfire" or the "Wildland Urban Interface (WUI) Products" listing.
18) All buildings with exposed undersides less than 2.0 m (6.6 ft) above the ground shall have sheathing made of fire-resistant materials extending from the floor level to the ground to prohibit the entry of sparks and embers under the structure. Small cantilevers, such as bay windows, may alternatively have their undersides sheathed with fire-resistant material.
19) All buildings, including balconies and decks, with exposed undersides higher than 2.0 m (6.6 ft) from ground level shall have non-combustible surface cover underneath them.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that the development is in accordance with any approved plans and applications, and that construction conforms with any provincial and federal requirements relative to this development. Any development commenced prior to the 21-day appeal period, is at the applicant's own risk.

Date of Issuance of Development Permit: August 18, 2026

Development Authority

Note:

1) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit shall be null and void, unless an extension to this period, being no longer than an additional 12 months, has been previously granted.

2) Development Authority may carry out on-site inspections of the development at any time.

BOWOOD

August 6, 2026

DEVELOPMENT PERMIT

NO: 261536

CONDITIONALLY APPROVED

ON: AUG 18 2026

BY: _____

(Approving Authority & Signature)

Emily Damberger
Development Officer
Summer Village of Birchcliff
Bay 8, 14 Thevanaz Industrial Trail
Sylvan Lake, Alberta T4S 2J9

Dear Emily,

Please see below the additional information required for the development permit application for 331 Birchcliff Road.

1. LUB 5.5 Demolition Details
   - A 1.8m high fence will be set up between the house on the Easterly portion of lot 5 and the existing house and excavated area.
   - All utilities will be disconnected from the existing house before demolition.
   - The house on the easterly portion of lot 5 does not have a basement, only slab on grade with a 4' frost wall. This has been taken into consideration for the demolition.
   - The demolition will start around the 31st of August, with the excavation for the new crawl space to begin once the site has been cleared of debris.

2. LUB Landscaping Plan
   - There will be no changes to the existing driveway.
   - Existing lawn will remain on the lakeside to top of bank, as per attached updated site plan
   - Trees that are being removed on the lakeside will be replaced with 5 trees/shrubs. As well the area north of the attached garage will have 5 trees/shrubs added to make the areas more private and manicured, as indicated on the attached updated site plan. (Balsam poplar, White birch, Dogwood, Asters, Yarrow, woodland bluegrass). We will submit the final landscape design once it has been completed.

Design • Build
Established 1983

Bowood Inc. • #7 - 4608 - 62 Street • Red Deer, Alberta • T4N 6T3
Phone (403) 346-1908 • Fax (403) 342-4882
Email: bowoodhomes@telus.net
www.bowoodhomes.com

- The proposed deck will be ground level.
- No new fencing on the property.

3. LUB 3.2.69 – Building Height Measurement
   - I have attached the plot plan completed by Compass Geomatics on May 5, 2026, showing the elevation is very flat from the lakeside to the elevation on the driveway. The main floor of the house will be very close to grade level as the Zieglgansbergers do not want to step up and into their home.

4. Sediment Control Plan
   - The existing lawn on the lakeside will remain and will be used to control sediment during construction. Repairs to the grass area will be completed after construction.

Please feel free to get in touch if you have any questions.

Best regards,

Shelley Knash

Shelley Knash
BOWOOD HOMES

DEVELOPMENT PERMIT

NO: 261536

CONDITIONALLY APPROVED

ON: AUG 18 2026

BY: _____
(Approving Authority & Signature)

Landscape Plan + Drainage Plan

REMAINDER of
LOT 5 - PLAN 6333 KS

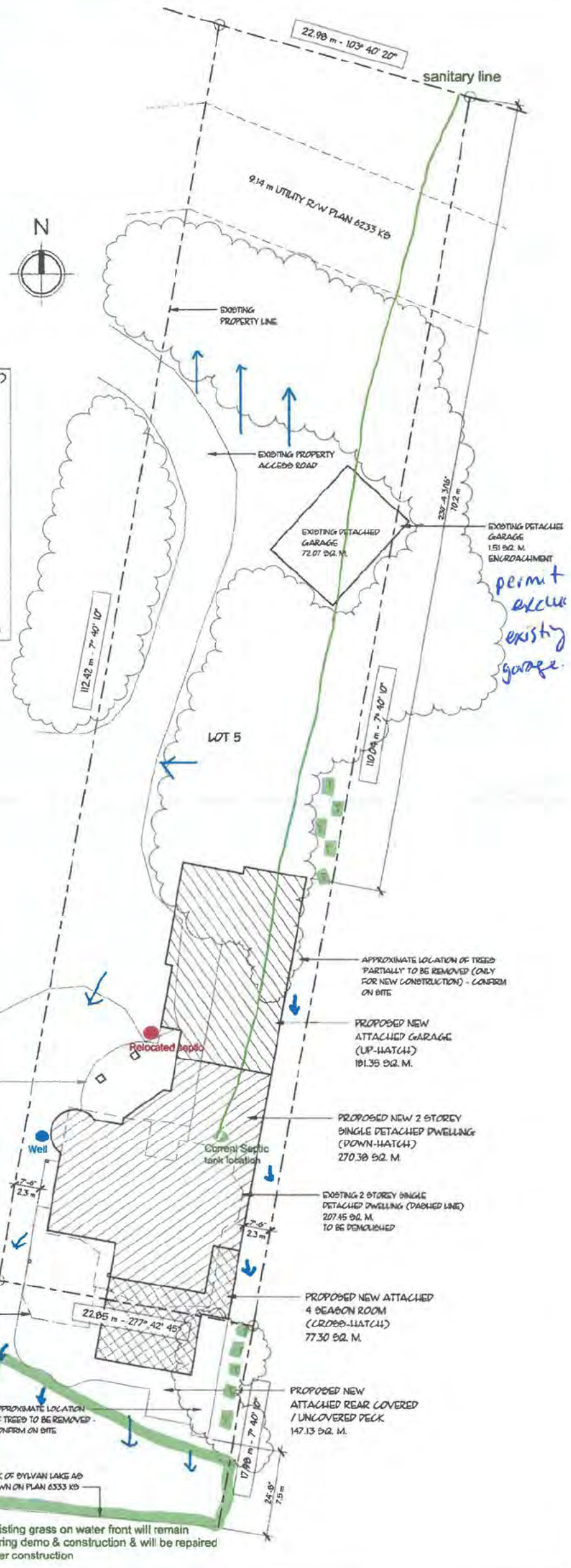
#331 BIRCHCLIFF ROAD,
SUMMER VILLAGE of BIRCHCLIFF, ALBERTA

SUMMER VILLAGE OF BIRCHCLIFF ZONING NOTES:

ZONING:	R1 (LAKESHORE RESIDENTIAL DISTRICT)
PERMITTED USES:	DWELLINGS, SINGLE DETACHED
PROPERTY AREA:	2542.84 S.M.
EXISTING SINGLE DETACHED DWELLING:	207.45 S.M. (TO BE DEMOLISHED)
EXISTING ATTACHED SCREENED PORCH:	47.85 S.M. (TO BE DEMOLISHED)
EXISTING DETACHED GARAGE:	72.07 S.M. (WITHIN PROPERTY LINES)
PROPOSED NEW SINGLE DETACHED DWELLING:	270.38 S.M.
PROPOSED NEW ATTACHED 4 SEASON ROOM:	77.30 S.M.
PROPOSED NEW ATTACHED GARAGE:	181.35 S.M.
PROPOSED NEW ATTACHED GROUND LEVEL FRONT VERANDA:	44.91 S.M.
PROPOSED NEW ATTACHED REAR COVERED / UNCOVERED DECK:	147.13 S.M.
PROPOSED SITE COVERAGE:	793.14 S.M.
PROPERTY COVERAGE:	31.2%
BUILDING HEIGHT (AT AVERAGE GRADE):	9.40 m (2 STOREY W/ CRAWLSPACE)

PROPERTY LINE VALUES, AND EXISTING SITE INFORMATION, TO BE CONFIRMED PRIOR TO CONSTRUCTION - DIMENSIONS FOR THIS PLAN ACQUIRED FROM PROPERTY LINE 'SURVEY PLAN' BY COMPASS GEOMATICS LTD.

DEVELOPMENT PERMIT
NO: 261536
CONDITIONALLY APPROVED
ON: AUG 18 2026
BY: EO
(Approving Authority & Signature)



SITE PLAN
1" = 20'-0"

REMAINDER of
LOT 5 - PLAN 6333 KS

#331 BIRCHCLIFF ROAD,
SUMMER VILLAGE of BIRCHCLIFF, ALBERTA

SUMMER VILLAGE OF BIRCHCLIFF ZONING NOTES:

ZONING:	R1 (LAKESHORE RESIDENTIAL DISTRICT)
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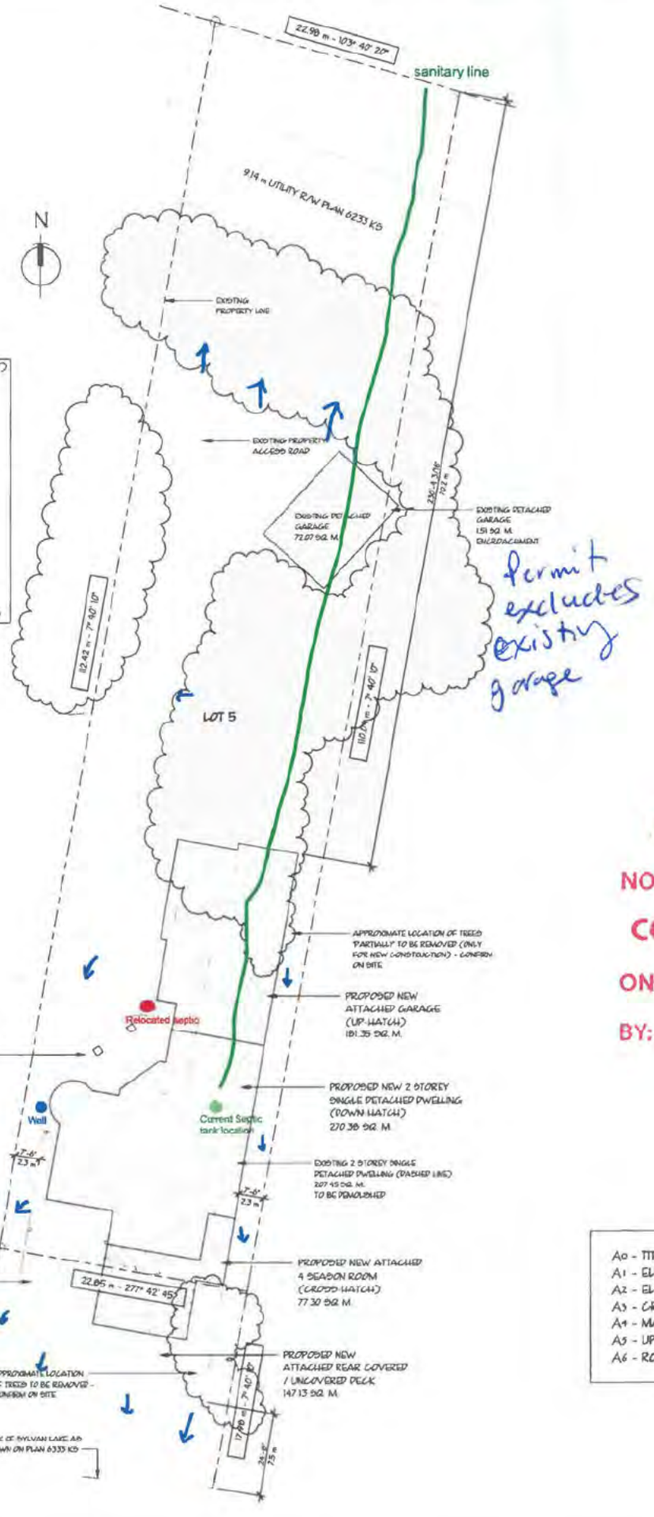
PROPOSED NEW ATTACHED REAR COVERED / UNCOVERED DECK:	147.13 S.M.
PROPOSED SITE COVERAGE:	793.14 S.M.
PROPERTY COVERAGE:	31.2%
BUILDING HEIGHT (AT AVERAGE GRADE):	9.90 m (2 STOREY W/ CRAWLSPACE)

PROPERTY LINE VALUES, AND EXISTING SITE INFORMATION, TO BE CONFIRMED PRIOR TO CONSTRUCTION - DIMENSIONS FOR THIS PLAN ACQUIRED FROM PROPERTY LINE "SURVEY PLAN" BY COMPASS GEOMATICS LTD.



SITE PLAN
1" = 20'-0"

3D View 1

3D View 2

DEVELOPMENT PERMIT

NO: 261536

CONDITIONALLY APPROVED

ON: AUG 18 2026

BY: RD

(Approving Authority & Signature)

3D View 4

A0 - TITLE SHEET / SITE PLAN
A1 - ELEVATION PLANS
A2 - ELEVATION PLANS / BUILDING SECTION
A3 - CRAWLSPACE FOUNDATION PLAN
A4 - MAIN FLOOR PLAN
A5 - UPPER FLOOR
A6 - ROOF PLAN

3D View 6

- LAKEHOUSE

[redacted]

PROJECT TITLE:

SET NUMBER:

DESIGNED TO THE NATIONAL BUILDING CODE 2023 ALBERTA EDITION

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BOWOOD
Custom Home Construction & Renovations
TODD ZIMMERMAN
Cell: 403-588-1588
LYLE KATCHUR
Design: 403-350-9214

PROJECT TITLE: ZIEGL

DATE: 06/26/26

REVISIONS:

SCALE: 1" = 20'-0"

DESIGNED BY: LYLE KATCHUR DATE: MAR 2025

DRAWN BY: LYLE KATCHUR DATE: JUNE 2025

CHECKED BY: DATE:

LEGAL DESC: LOT 5 - PLAN 6333 KS, 331 BIRCHCLIFF ROAD

ADDRESS: LACOMBE COUNTY, ALBERTA

DRAWING TITLE: TITLE SHEET / SITE PLAN

PAGE NO: A0 REV:

#7 - 4608 - 42 Street, Red Deer, Alberta T4N 6T3
Ph.: (403) 346-1908 Fax (403) 342-4882

[redacted]

DEVELOPMENT PERMIT

NO: 261536

CONDITIONALLY APPROVED

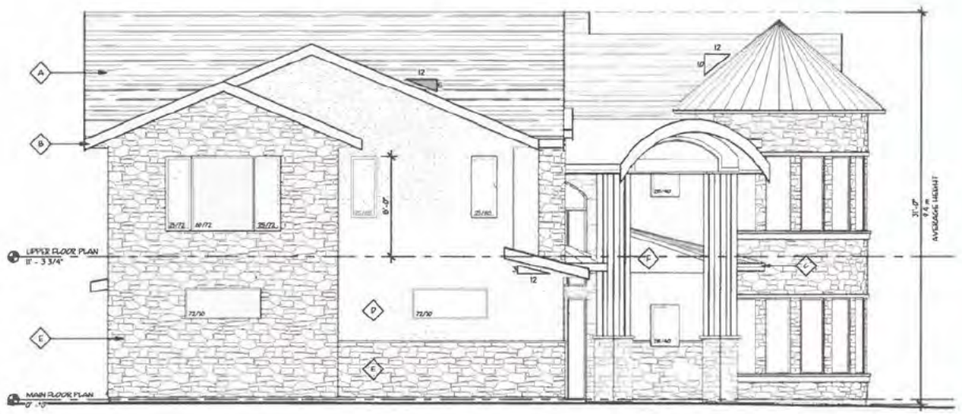
ON: AUG 18 2020

BY: RD

(Approving Authority & Signature)

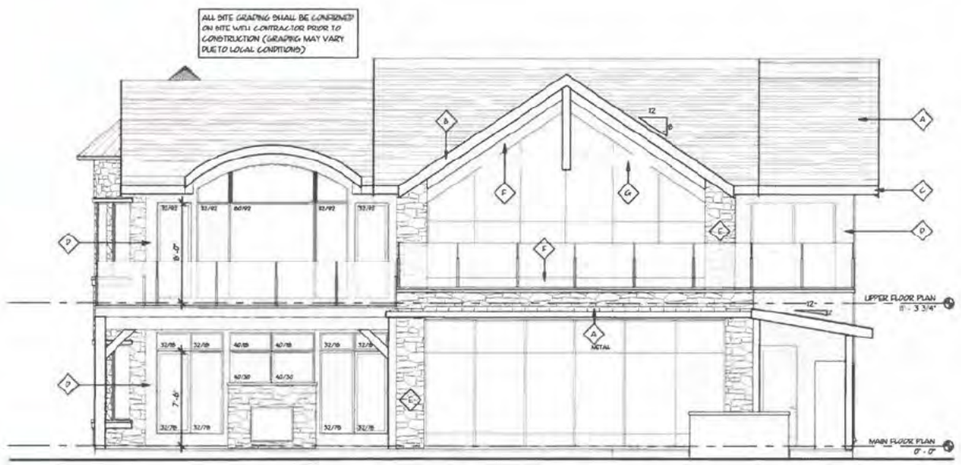
WEST ELEVATION

3/16" = 1'-0"



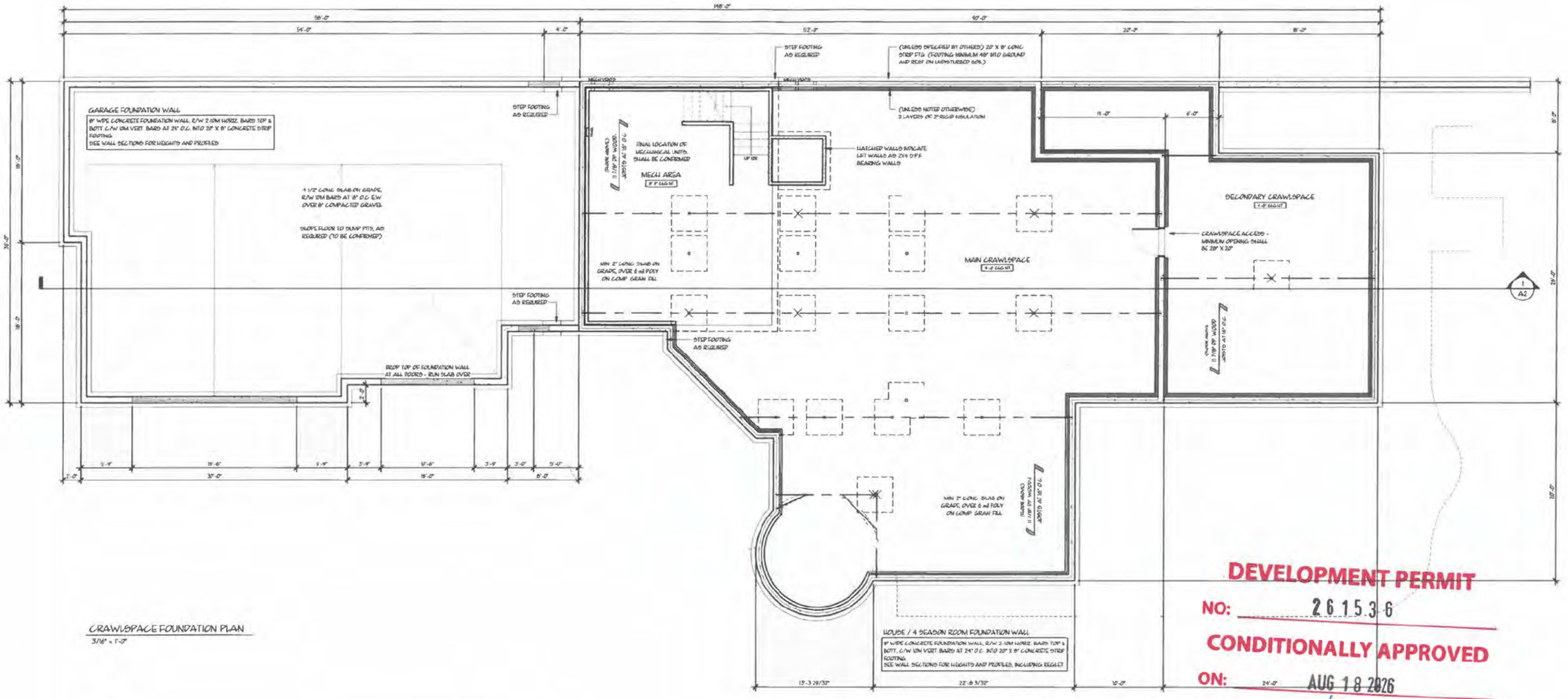
NORTH ELEVATION

3/16" = 1'-0"



SOUTH (LAKESIDE) ELEVATION

3/16" = 1'-0"



CRAWLSPACE FOUNDATION PLAN
3/16" = 1'-0"

FOUNDATION NOTES:

1. ALL CONCRETE SHALL BE AS PER APPROVED SOILS REPORT (IF REQUIRED)
2. ARRANGEMENT OF MECHANICAL / HEATING SYSTEMS BY OTHERS
3. JOIST & BEAM SUPPLIER TO VERIFY ALL SIZES & SPANS
4. PROVIDE POSITIVE LANDSCAPING AWAY FROM CONCRETE FOUNDATION WALLS, FOR PROPER DRAINAGE.

CRAWLSPACE HOUSE - 2010 S.F. (270.36 S.M.)
CRAWLSPACE FOUR SEASON ROOM 832 S.F. (77.36 S.M.)

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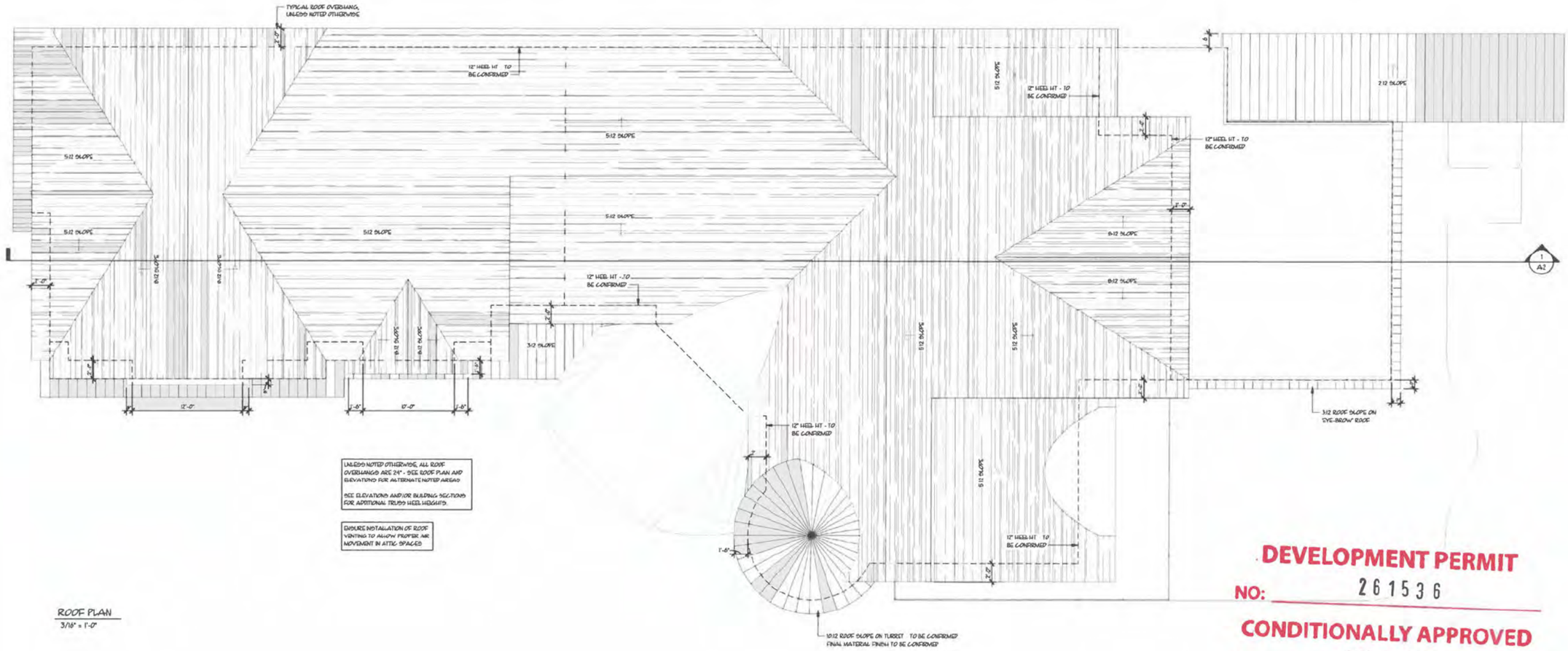

UNLESS NOTED OTHERWISE, ALL ROOF OVERHANGS ARE 24" - SEE ROOF PLAN AND ELEVATIONS FOR ALTERNATE NOTED AREAS

SEE ELEVATIONS AND/OR BUILDING SECTIONS FOR ADDITIONAL TRUSS HEEL HEIGHTS.

ENSURE INSTALLATION OF ROOF VENTING TO ALLOW PROPER AIR MOVEMENT IN ATTIC SPACES

ROOF PLAN
3/16" = 1'-0"

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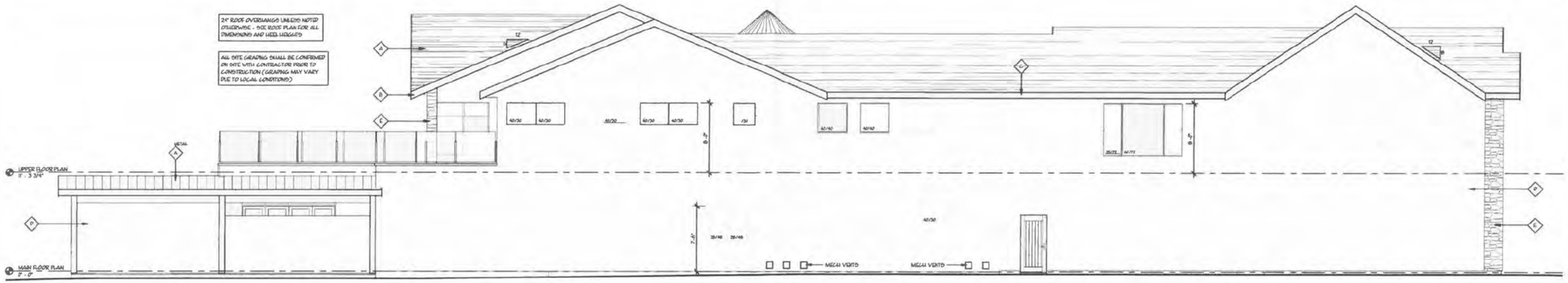
[redacted]



EAST ELEVATION
3/16" = 1'-0"

FRONT ENTRY ELEVATION
3/16" = 1'-0"

BUILDING SECTION - VA2
3/16" = 1'-0"

DEVELOPMENT PERMIT

NO: 261536

CONDITIONALLY APPROVED

ON: ~~AUG 18~~ AUG 18 2026

BY: RD

(Approving Authority & Signature)

[redacted]