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 #26135034
34 Sunnyside Cabin (Lot 13 Block 1 Plan 4112EO)

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 fee, plus $300 if geotechnical review is required, 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 8th day of October 2026.

Emily Damberger, Development Officer

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

DEVELOPMENT PERMIT

Permit Number: 26135034

Municipal Address: 34 Sunnyside Cabin **Lot:** 13 **Block:** 1 **Plan:** 4112EO

Applicant: Colbray Homes Ltd.
7471 Edgar Industrial Bend
Red Deer, AB T4P 3Z5

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 demolition and 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) Demolition plan, to be completed according to the approved plans with this development permit.
6) The maximum building height shall be 5.8m (19.2ft.) for the overall building height, measured from the highest natural point of elevation on the building perimeter to the top of the highest ridge of the roof.
7) Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
8) Final as built real property report from an Alberta Land Surveyor at completion of landscaping that includes amenity space coverage and underground utilities.
9) All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
10) Electrical power from the property line to any building shall be constructed underground.
11) Landscaping to be completed in accordance with the approved landscaping plan.
12) Roofs on buildings shall be constructed of non-combustible or fire-retardant materials with a minimum Class B fire rating and shall have soffits or be otherwise screened with FireSmart compliant materials.
13) All siding and fascia materials 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 siding material shall extend from ground level to the roofline.
14) 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.
15) All buildings with exposed undersides less than 2.0m (6.6ft.) 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.
16) All buildings, including their balconies and decks, with exposed undersides higher than 2.0m (6.6ft.) from ground level shall have a non-combustible surface cover underneath them.
17) Decks and balconies can be covered if the same roofing material is used as the main roof, but cannot be enclosed with any material including screens, windows, and lattice.
18) All church camp cottages shall be erected upon a permanent, concrete foundation wall or grade beam which completely encloses the area under the cottage, and which is supported by footings or piers extending below the frost line.

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: October 8, 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.

PAGE DIRECTORY

PAGE	TITLE
1	SITE PLAN
2	LANDSCAPING & WATER MANAGEMENT PLAN
3	ELEVATIONS
4	ELEVATIONS
5	MAIN FLOOR PLAN
6	BASEMENT PLAN
7	SECOND FLOOR PLAN
8	BUILDING SECTIONS

BUILDING AREAS

MAIN FLOOR:	600 sqft
BASEMENT:	600 sqft
BASEMENT DEVELOPED AREA:	535 sqft
SECOND FLOOR:	600 sqft
COVERED DECK:	499 sqft
SHED SPACE:	48 sqft

(DEVELOPED AREA INSIDE CONC. WALLS)

DEVELOPMENT PERMIT
NO: 26135034
CONDITIONALLY APPROVED
ON: OCT 0 8 2026
BY: BO
(Approving Authority & Signature)

COLBRAY HOMES
INTEGRITY - EXPERTISE - REPUTATION

GENERAL NOTES

- REVIEW ENTIRE SET OF DRAWINGS PRIOR TO COMMENCING ANY CONSTRUCTION AND REPORT ANY ERRORS, OMISSIONS, OR GENERAL DEFICIENCIES TO COLBRAY HOMES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS - USE GIVEN DIMENSIONS OR CONTACT THE DESIGNER FOR CLARIFICATION. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ARE TYPICALLY MEASURED TO THE OUTSIDE FACE OF EXTERIOR FRAMING AND CONCRETE, FACE OF INTERIOR STUDS, CENTER OF WINDOWS AND BEAMS UNLESS NOTED OTHERWISE.
- WALL STUDS ARE 2x6 EXTERIOR AND 2x4 INTERIOR UNLESS NOTED OTHERWISE.
- DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ENGINEERED FLOOR AND TRUSS DRAWINGS BY OTHERS, DOOR // WINDOW MANUFACTURER DRAWINGS, CABINETRY SUPPLIER, ETC.
- ENSURE BUILDING LOCATION CONFORMS TO APPLICABLE BUILDING CODES, ALL LOCAL SETBACKS, BUILDING RESTRICTIONS, ARCHITECTURAL GUIDELINES, AND APPLICABLE LAND-USE BYLAWS.
- LOCATE ALL UTILITIES BEFORE COMMENCING CONSTRUCTION. CONFIRM ALLOWABLE CLEARANCES BETWEEN UTILITY LINES AND NEW CONSTRUCTION WITH EACH UTILITY PROVIDER.
- ENSURE CONSTRUCTION METHODS AND MATERIALS CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND ARCHITECTURAL CONTROLS.
- BUILDING ENVELOPE // AIR BARRIER SYSTEM AS PER N.B.C. 9.3.6.2.
- LOCATIONS OF ALL ELECTRICAL, HVAC AND PLUMBING EQUIPMENT TO BE COORDINATED WITH OWNER, CONTRACTOR AND AFFECTED SUB-TRADES. ALL SYSTEMS TO BE DESIGNED BY OTHERS. FINAL MECHANICAL ROOM LAYOUT TO BE COORDINATED WITH ALL TRADES INVOLVED AND EQUIPMENT SUPPLIERS SPECIFICATIONS.
- SMOKE ALARMS TO BE INTERCONNECTED AND LOCATED AS PER N.B.C. 9.10.19.3. CARBON MONOXIDE TO BE INTERCONNECTED AND LOCATED AS PER N.B.C. 9.32.3.9.
- ALL PENETRATIONS IN ROOF, WALLS, CONCRETE SLABS, AND HVAC SHAFTS ARE TO BE SEALED WITH U.L. APPROVED MATERIALS AND BUILDING CODE APPROVED METHODS.
- ENSURE BEDROOM WINDOWS MEET MINIMUM EGRESS REQUIREMENTS. CONFIRM WINDOW GRILLE SPECIFICATIONS WITH OWNER AND // OR CONTRACTOR, AND REFER TO WINDOW MANUFACTURER // SUPPLIER'S SPECIFICATIONS FOR FINAL WINDOW AND DOOR ROUGH OPENING SIZES. CONFIRM SHAPE // STYLE OF WINDOWS WITH THESE DRAWINGS. DOOR HEIGHTS AS PER CONTRACTOR UNLESS NOTED OTHERWISE ON DRAWINGS.
- ADJUST GRADING TO EXSURE ADEQUATE SITE DRAINAGE AND MEETS APPLICABLE BYLAW AND // OR ARCHITECTURAL CONTROLS.
- FINAL FOUNDATION DEPTH TO BE SITE CONFIRMED BY SOILS ENGINEER AND GENERAL CONTRACTOR. WATER TABLE HEIGHT AND DEPTH OF UNDERGROUND UTILITIES FOUND, AND TO MEET CITY REQUIREMENTS.
- ALL WOOD ITEMS IN CONTACT WITH CONCRETE OR SOIL ARE TO BE P.W.F. GRADE.
- OBTAIN LOAD QUANTITIES FROM FLOOR SYSTEM SUPPLIER - PAD FOOTING DIMENSIONS AND REINFORCEMENT TO BE AS SPECIFIED BY COLUMN MANUFACTURER'S ENGINEERED TABLES.
- PRE-FINISHED METAL FLASHINGS TO BE INSTALLED ABOVE ALL EXPOSED HORIZONTAL TRIM, WINDOWS AND DOORS.
- ENSURE WALLS AND CEILING BETWEEN GARAGE AND HOUSE ARE CONSTRUCTED AND SEALED AS TO NOT ALLOW VEHICLE EXHAUST TO ENTER HOUSE. DOOR FROM GARAGE TO HOUSE SHOULD BE EQUIPPED WITH WEATHER-STRIPPING AND SELF-CLOSING DEVICE.
- CONFIRM DIMENSIONS OF TUBS // SHOWERS, FURNACES // APPLIANCES, AND REVISE FRAMING DIMENSIONS AS REQUIRED TO SUIT.
- PROVIDE DOUBLE JOISTS // GIRDERS AT STAIR OPENINGS AS REQUIRED BY FLOOR SYSTEM SUPPLIER.
- FINAL CABINET LAYOUT TO BE BY SUPPLIER'S AND OWNER'S SPECIFICATIONS AND DWGS.

[redacted] RESIDENCE

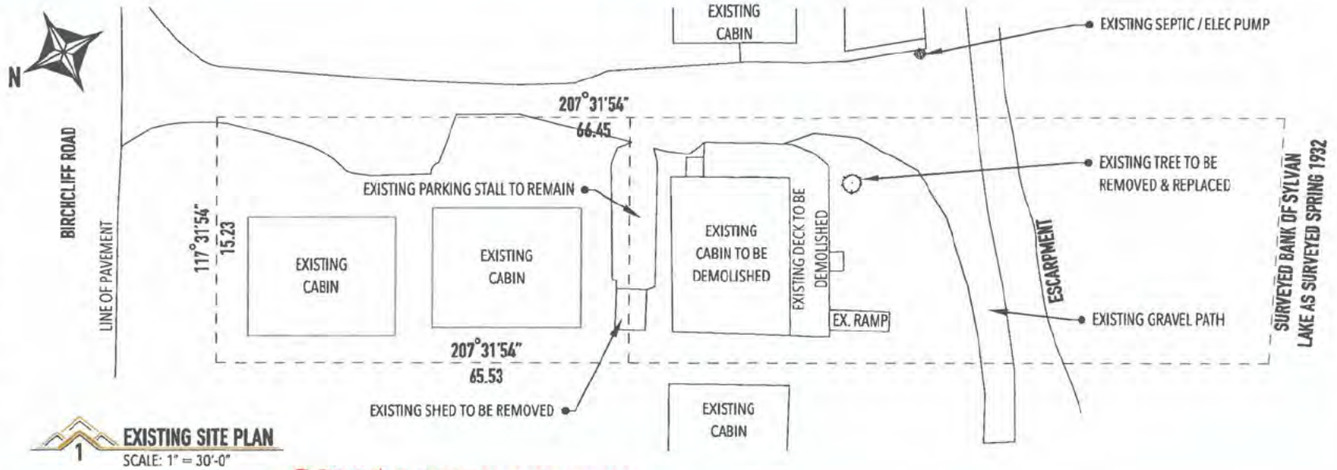
PROJECT ADDRESS: Cabin #34 Sunnyside Christian Retreat, AB 74S 1R6

DESIGNED AND BUILT BY
COLBRAY HOMES
#6 - 7471 EDGAR INDUSTRIAL BEND
RED DEER, AB T4P 3Z5
(403) 396-3124

DO NOT SCALE

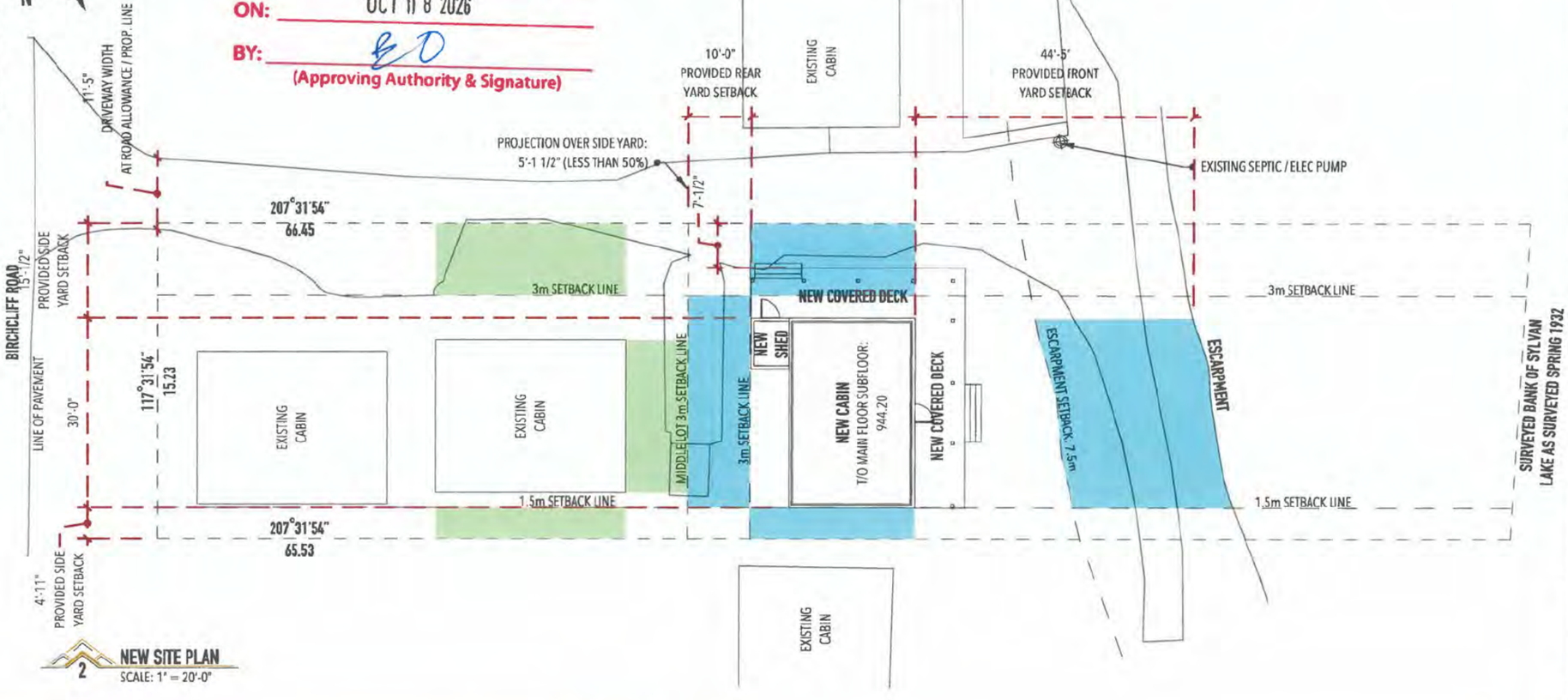
BYLAW INFORMATION LAND USE BYLAW 258-25

ZONING:		
	CC2 - CHURCH CAMP COTTAGE DISTRICT	
SITE SIZE:		
	4,125.03 sqft (0.095 ACRES)	
SITE COVERAGE:		
	PROVIDED:	27.8%
BUILDING AREAS:		
	FOOTPRINT:	1,147 sqft (MAIN FLOOR, DECK & SHED)
	BASEMENT:	600 sqft
	MAIN FLOOR:	600 sqft
	SECOND FLOOR:	600 sqft
	COVERED DECKS / PATIOS:	499 sqft
	INCORPORATED SHED:	48 sqft
BUILDING HEIGHT:		
	MAXIMUM:	19'-2 1/2" (19.2ft)
	PROVIDED:	19'-2"
FRONT YARD SETBACK (SOUTH):		
	REQUIRED:	7.5 m (24.61 ft) (ESCARPMENT)
	PROVIDED:	13.54 m (44.42 ft)
SIDE YARD SETBACK (EAST):		
	REQUIRED:	3.0 m (9.84 ft)
	PROVIDED:	4.58 m (15.04 ft)
SIDE YARD SETBACK (WEST):		
	REQUIRED:	1.5 m (4.92 ft)
	PROVIDED:	1.5 m (4.92 ft)
REAR YARD SETBACK (NORTH):		
	REQUIRED:	3.0 m (9.84 ft)
	PROVIDED:	3.05 m (10.00 ft)



1 **EXISTING SITE PLAN**
SCALE: 1" = 30'-0"

DEVELOPMENT PERMIT
NO: 26135034
CONDITIONALLY APPROVED
ON: OCT 08 2026
BY: ED
(Approving Authority & Signature)



2 **NEW SITE PLAN**
SCALE: 1" = 20'-0"

DO NOT SCALE

COLBRAY HOMES
INTEGRITY · EXPERTISE · REPUTATION

COLBRAY HOMES LTD.
#6 - 7471 EDGAR INDUSTRIAL BEND
RED DEER, AB T4P 3Z5
(403) 396-3124

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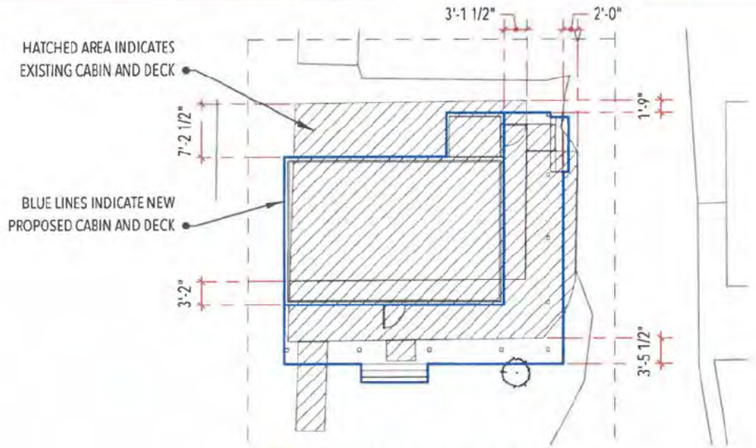
[redacted]
Cabin #34
Sunnyside Christian Retreat, AB T4S 1R6

VERSION DATE: September 23, 2026

SITE PLAN

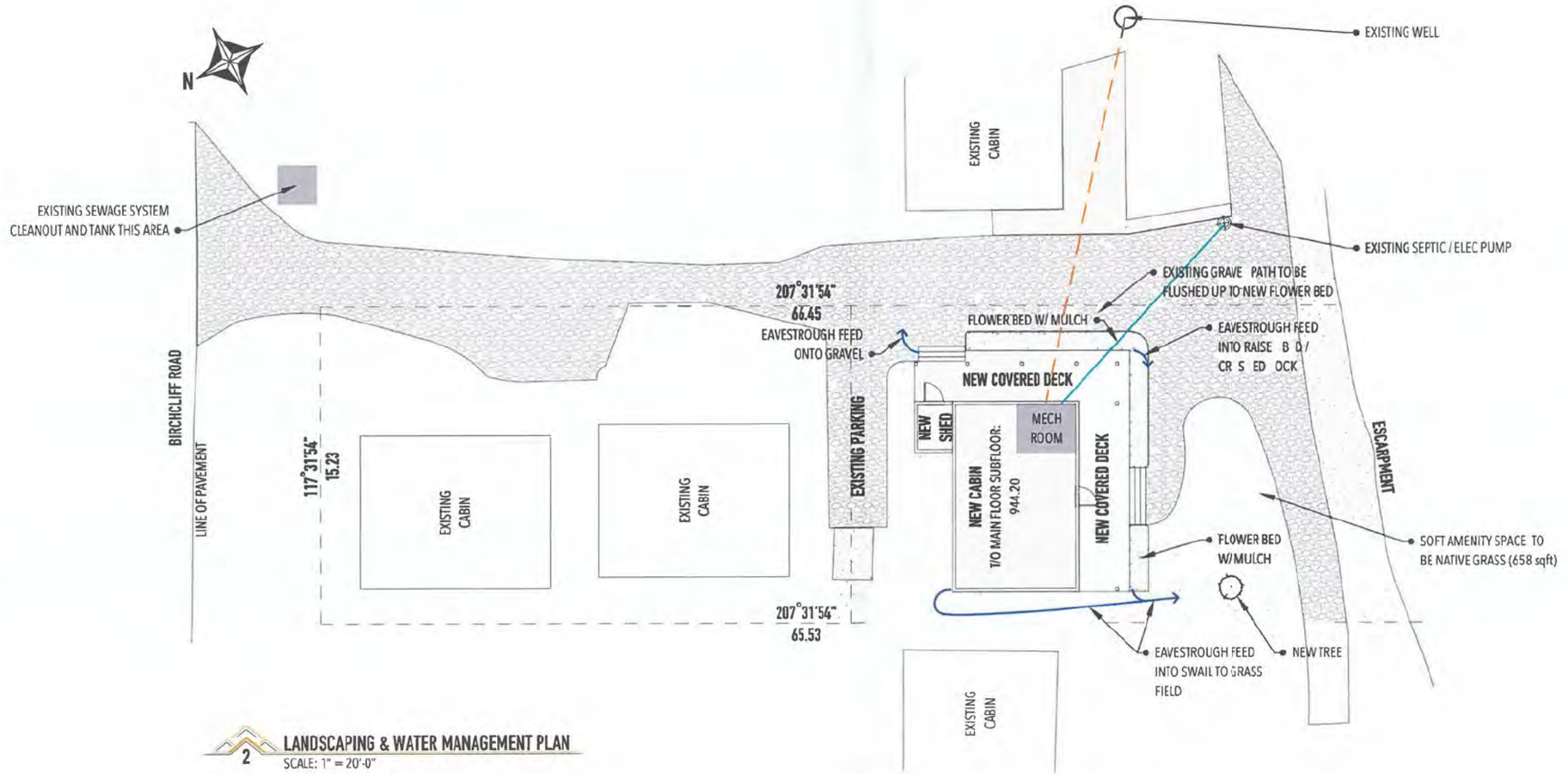
DO NOT SCALE

DO NOT SCALE



1 **NEW / EXISTING OVERLAY REFERENCE**
SCALE: 1" = 20'-0"

DEVELOPMENT PERMIT
NO: 26135034
CONDITIONALLY APPROVED
ON: OCT 0 8 2026
BY: KO
(Approving Authority & Signature)



2 **LANDSCAPING & WATER MANAGEMENT PLAN**
SCALE: 1" = 20'-0"

SURVEYED BANK OF SYLVAN LAKE AS SURVEYED SPRING 1932

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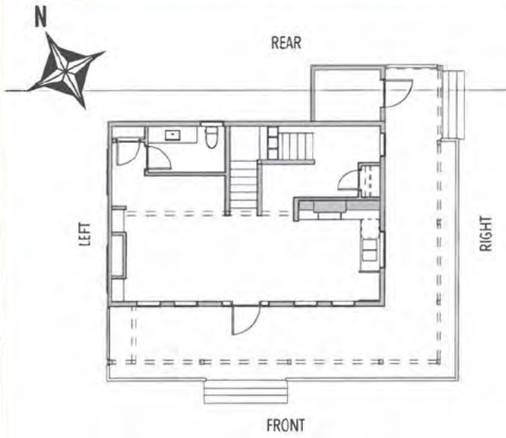
RESIDENCE
[redacted] Cabin #34
Sunnyside Christian Retreat, AB T4S 1R6

~~VERSION DATE: September 14,~~ 2026

LANDSCAPING / WATER PLANS

DO NOT SCALE

DO NOT SCALE



WINDOW LEGEND

TAG	DOOR / WINDOW SIZE	ROUGH OPENING	TOP MOUNTING HT.
1	2'-6"w X 5'-9"h	2'-7"w X 5'-10"h	6'-10" A.F.F.
2	2'-6"w X 5'-9"h	2'-7"w X 5'-10"h	6'-10" A.F.F.
3	3'-0" DOOR W/ 12" SIDELITES	TBD	N/A
4	2'-6"w X 5'-9"h	2'-7"w X 5'-10"h	6'-10" A.F.F.
5	2'-6"w X 5'-9"h	2'-7"w X 5'-10"h	6'-10" A.F.F.
6	2'-6"w X 3'-6"h	2'-7"w X 3'-7"h	6'-0' A.F.F.
7	2'-6"w X 3'-6"h	2'-7"w X 3'-7"h	6'-0' A.F.F.
8	3'-0" DOOR	TBD	N/A
9	2'-6"w X 3'-6"h	2'-7"w X 3'-7"h	6'-0' A.F.F.
10	2'-6"w X 3'-6"h	2'-7"w X 3'-7"h	6'-0' A.F.F.
11	4'-0"w X 3'-6"h	4'-1"w X 3'-7"h	6'-10" A.F.F.
12	2'-6"w X 5'-9"h	2'-7"w X 5'-10"h	6'-10" A.F.F.
13	3'-0" DOOR	TBD	N/A

EXTERIOR FINISH LEGEND

TAG	FINISH
1	JAMES HARDIE BOARD & BATTEN SIDING IN "COBBLESTONE"
2	JAMES HARDIE STAGGERED EDGE SHINGLE SIDING IN "ARCTIC WHITE"
3	TRIMS TO MATCH HARDIE "ARCTIC WHITE"
4	PARGING TO MIN. 8" ABOVE GRADE CONTACT, COLOUR TBD
5	DECKORATORS COMPOSITE DECKING IN VISTA "SILVERWOOD"
6	CANPRO VINYL DECKING IN "DRIFTWOOD"
7	BLACK ALUMINUM PICKET-STYLE DECK RAIL
8	BLACK ALUMINUM VENTED SOFFIT
9	BLACK METAL FASCIA
10	DUAL BLACK ASPHALT SHINGLES
11	WOODTONE "BONSAI BLACK" POST AND BEAM CLADDING

1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DEVELOPMENT PERMIT

NO: 26135034

CONDITIONALLY APPROVED

ON: OCT 0 8 2026

BY: _____

(Approving Authority & Signature)

2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

COLBRAY HOMES
INTEGRITY EXPERTISE REPUTATION

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RED DEER, AB T4P 3Z5
(403) 396-3124

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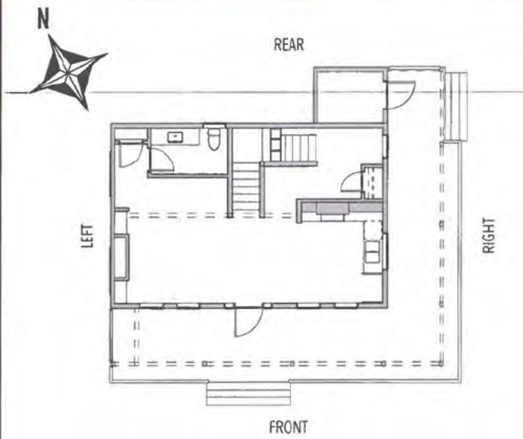
[redacted]
Cabin #34
Sunnyside Christian Retreat, AB T4S 1R6

~~VERSION DATE: September 14,~~ 2026

ELEVATIONS

DO NOT SCALE

DO NOT SCALE



WINDOW LEGEND

TAG	DOOR / WINDOW SIZE	ROUGH OPENING	TOP MOUNTING HT.
14	2'-6"w X 3'-6"h	2'-7"w X 3'-7"h	6'-10" A.F.F.
15	2'-0"w X 2'-0"h	2'-1"w X 2'-1"h	6'-0" A.F.F.
16	5'-0"w X 2'-6"h	5'-1"w X 2'-7"h	7'-6" A.F.F.
17	5'-0"w X 2'-6"h	5'-1"w X 2'-7"h	7'-6" A.F.F.

EXTERIOR FINISH LEGEND

TAG	FINISH
1	JAMES HARDIE BOARD & BATTEN SIDING IN "COBBLESTONE"
2	JAMES HARDIE STAGGERED EDGE SHINGLE SIDING IN "ARCTIC WHITE"
3	TRIMS TO MATCH HARDIE "ARCTIC WHITE"
4	PARGING TO MIN. 8" ABOVE GRADE CONTACT, COLOUR TBD
5	DECKORATORS COMPOSITE DECKING IN VISTA "SILVERWOOD"
6	CANPRO VINYL DECKING IN "DRIFTWOOD"
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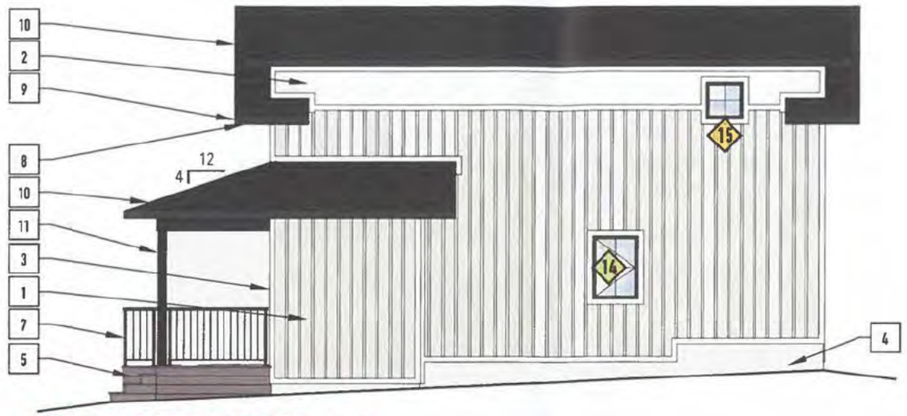
9	BLACK METAL FASCIA
10	DUAL BLACK ASPHALT SHINGLES
11	WOODTONE "BONSAI BLACK" POST AND BEAM CLADDING



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

DEVELOPMENT PERMIT

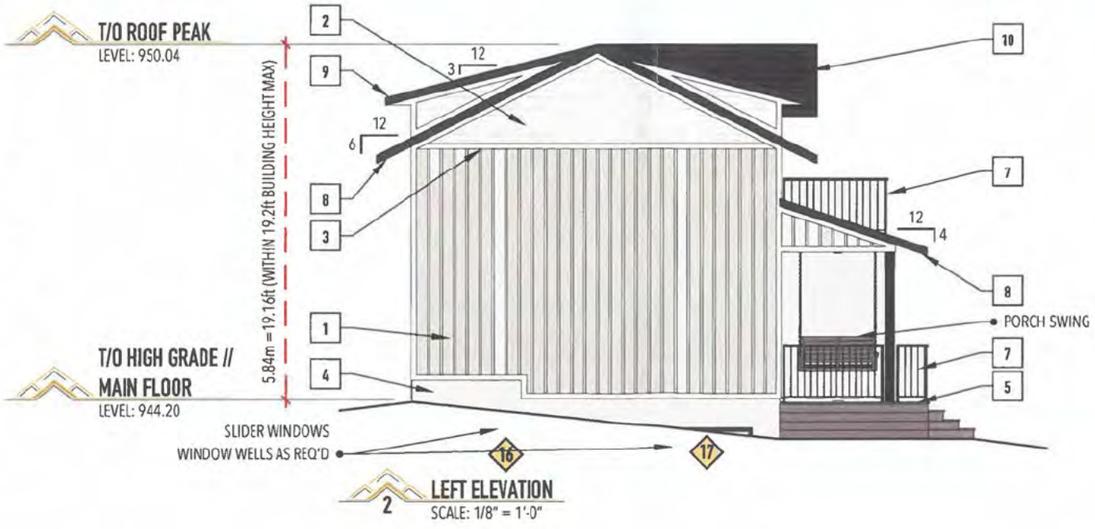
NO: 26135034

CONDITIONALLY APPROVED

ON: OCT 0 8 2026

BY: RD

(Approving Authority & Signature)



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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RESIDENCE
Cabin #34
Sunnyside Christian Retreat, AB T4S 1R6

VERSION DATE: September 14, 2026

ELEVATIONS

DO NOT SCALE

SITE PLAN

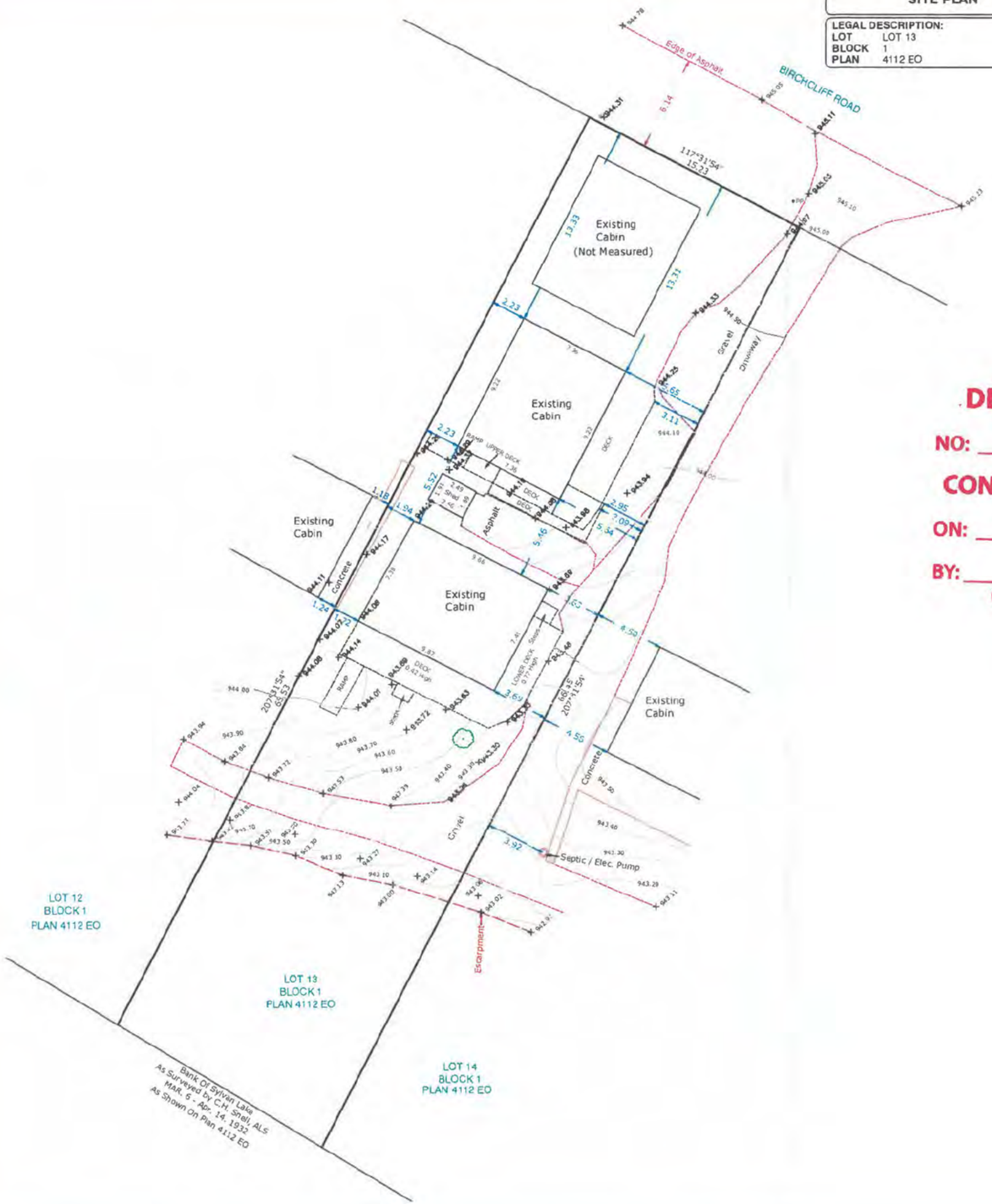
SNELL & OSLUND SURVEYS (1979) LTD.
RED DEER ALBERTA Ph: (403) 342-1255

Date :	JUNE 4, 2026
Scale =	1:200
Drawn By: F	**Ckd By:** ZG/CV
Job No. :	41007 SITE

LEGAL DESCRIPTION:
LOT LOT 13
BLOCK 1
PLAN 4112 EO

CLIENT: COLBRAY HOMES

CIVIC ADDRESS: SUNNY SIDE CHRISTIAN CAMP S.V. OF BIRCHCLIFF



DEVELOPMENT PERMIT

NO: 26135034

CONDITIONALLY APPROVED

ON: OCT 0 8 2026

BY: KO

(Approving Authority & Signature)

SUBJECT PROPERTY OUTLINED THUS
POWER POLE SHOWN THUS
SEPTIC LID SHOWN THUS
PEDESTAL SHOWN THUS
DIMENSIONS HOUSE TO PROPERTY LINE SHOWN THUS 6.00
EDGE OF GRAVEL SHOWN THUS
EXISTING ELEVATIONS SHOWN THUS + 877.24
CONTOUR LINES ARE SHOWN THUS 880.70 881.00
TREE SHOWN THUS

BEARINGS ARE GRID AND DERIVED FROM GNSS SURVEYS.

ELEVATIONS ARE GEODETIC AND REFERENCED TO ASCM 473652 BEING 939.449m

DATE OF FIELD SURVEY : MAY 29, 2026

DISTANCES ARE IN METRES AND DECIMALS THEREOF.

No.	DATE	DESCRIPTION
1	AUGUST 10/26	WITH MORE ELEVATIONS
0	JUNE 5, 2026	ISSUED FOR APPROVAL

Job No. : 41007 SITE