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:

Driveway Expansion & Landscaping
Development Permit #261584
361 Birchcliff Road (Lot East 12 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 6th day of October 2026.

Emily Damberger, Development Officer

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

DEVELOPMENT PERMIT

Permit Number: 261584

Municipal Address: 361 Birchcliff Road

Lot: MOST EASTERLY 75 FEET IN PERPENDICULAR WIDTH THROUGOUT OF LOT 12
Block: - **Plan:** 6333KS

Applicant: Al's Bobcat & Trucking
9 Sylvaire Close
Sylvan Lake, AB T4S 2H6

On Behalf Of: [redacted]

The Development Involving: *Driveway Expansion & Landscaping*

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 $2,000.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of driveway 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) There shall be no more than one driveway on the property.
6) The maximum width of a driveway shall be 10.0 m (32.8 ft.).
7) Driveways shall be constructed in such a manner not to interfere with the natural flow or absorption of water.
8) A developed driveway shall be considered part of a lot's site coverage and (along with other developments on the lot) shall not exceed the maximum site coverage regulation in the applicable Land Use District.
9) Sewer curb stop must remain accessible at all times, during and after construction.
10) Tree removal, and re-planting of grass, shrubs and trees to be completed according to the landscaping and tree removal plans.

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 6, 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.

Private Tree Work Application Information

- A plan to show the existing trees that are to be removed is attached. The areas highlighted in the yellow boxes are where the trees are to be removed.

- The trees are being removed for accessibility to the lot and allow for parking areas.

- The trees will be removed with care so that any adjacent trees' root systems and support will not be affected. Deadfall and brush will be cleaned up to help remaining surrounding trees to prosper.

DEVELOPMENT PERMIT
NO: 261584
CONDITIONALLY APPROVED
ON: OCT 06 2026
BY: _____
(Approving Authority & Signature)

Pre-development (existing) State of lot.

DEVELOPMENT PERMIT

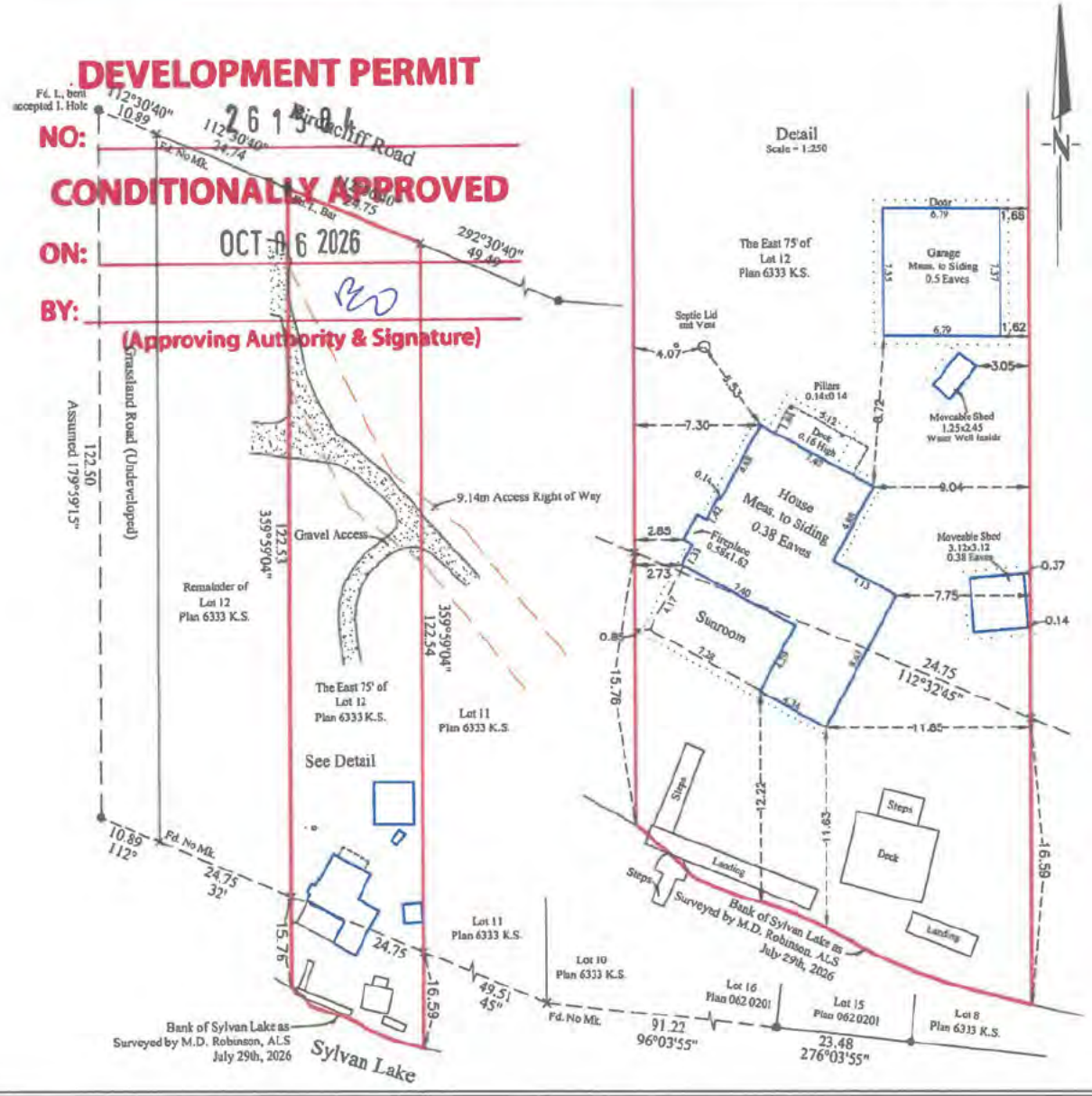
NO: 261984

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY:

(Approving Authority & Signature)



Alberta Land Surveyor's Real Property Report

Legal Description:

Lot: Most Easterly 75' Lot 12
Block: -
Plan: 6333 K.S.

Civic Address: 361 Birchcliff Road
Municipality: Summer Village of Birchcliff

Client: [redacted]

Notes and Legend:

Property Boundary is shown thus
Statutory Iron Posts found are shown thus ●
Temporary calculated point shown thus ×
Distances are shown in meters and decimals thereof.
The clearances shown are to the most exterior surface measured perpendicularly from the property boundaries unless shown otherwise.
Building outline shown thus
Eaves are dimensioned to the line of the fascia, except where shown otherwise and are shown thus
All fences are within 0.20m of the property line except where shown otherwise and are shown thus —x—x—x—

Arc	Arc Length
Conc.	Concrete
CS	Counter Sunk
E	East
Fd	Found
I	Iron Post
Meas.	Measured
Mk	Mark
N	North
R	Radius/Radial
RW	Right of Way
S	South
W	West
Δ	Delta

Title Information:

Title Number: 102 287 539 — Searched on the date of: July 28th, 2026

Property is subject to:

3085LL - Utility Right of Way - Birch Bay Sales Ltd. - Plan 6223KS
3248LY - Restrictive Covenant
3250LY - Utility Right of Way - Birch Bay Sales Ltd. - Part
022 469 244 - Utility Right of Way - Gull Lake Deer Creek Gas Co-op Ltd.

Certification:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.3 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property, and
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

Purpose:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

The attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

Dated at Red Deer, Alberta

August 6th, 2026.

Marty Robinson, ALS

© Navigation Surveys 2026

This document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a Navigation Surveys Ltd. permit stamp.

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P313 NAVIGATION SURVEYS LTD

Dates of Survey: July 29, 2026

Scale = 1 : 750 | Drawn By: MR

Job No.: 0062-26 | Checked By: MR

Navigation Surveys Ltd.
14 Austin Drive
Red Deer
T4R 2T9
(403)396-4472

Rev: 0

BIRCHCLIFF RD #361

* REVISED/DOWNSIZED TREE REMOVAL FOR DRIVEWAY/PARKING AREA

TREES TO BE REMOVED (NORTH) } CANCELLED

UTILITY ROAD ACCESS WAY

106'x30'

140'x15'

MODIFIED TO ONLY THESE 2 SMALL AREAS.

TREES TO BE REMOVED (SOUTH) (MODIFIED W/ SURVEY)

EXISTING GARAGE

EXISTING HOUSE

DEVELOPMENT PERMIT

261584

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY: EO

(Approving Authority & Signature)

361 BIRCHCLIFF ROAD
EXISTING SITE w/ PROPOSED TREE REMOVAL

N
W E
S

NO CHANGES
↑

PRIVATE UTILITY ROAD

POWER POLE

6' TREE BUFFER LEFT INTACT ALONG PROPERTY LINE

TREE REMOVAL (140' x 15')

EXISTING DRIVEWAY (85' x 12')

TREE REMOVAL (66' x 30')

EXISTING PARKING (45' x 80')

DEVELOPMENT PERMIT

NO: 261584

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY: BO

(Approving Authority & Signature)

361 BIRCHCLIFF ROAD (Landscaping Plan)

* EXISTING SITE w/ PROPOSED TREE REMOVAL

* NEW DRIVEWAY/PARKING/LANDSCAPING

NO CHANGES

N W E S

PRIVATE UTILITY ROAD

POWER POLE

16' TREE BUFFER LEFT INTACT ALONG PROPERTY LINE

LANDSCAPE TRANSITION (GRASS/TREES)

DRIVEWAY (MAXIMUM 10 M)

LANDSCAPE ISLAND (SHRUBS/TREES)

PARKING

DEVELOPMENT PERMIT

NO: 261584

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY: RD

(Approving Authority & Signature)

Google Maps

Site Coverage

Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 m

NO: 261584

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY: [signature]

(Approving Authority & Signature)

LOT #361 BIRCHCLIFF ROAD

Measure distance

Total area: 3,057.91 m² (32,915.06 ft²)

Total distance: 331.15 m (1,086.45 ft)

704 m² INCLUDES ALL - HOUSE, GARAGE, SHED, DRIVEWAY, PARKING, PATIO
23% OF TOTAL LOT.

Google Maps

Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 m

DEVELOPMENT PERMIT

NO: 261584

CONDITIONALLY APPROVED

ON: OCT 06 2026

BY: [signature]

(Approving Authority & Signature)

WORK AREA

Measure distance

Total area: 491.04 m² (5,285.56 ft²) 16% OF LOT

Total distance: 117.84 m (386.60 ft)

*AREA HIGHLITED WILL BE DRIVEWAY / PARKING

*ONLY TREES ALONG OUTER EDGE WILL BE REMOVED.

Haul Routes and Hours

The majority of the trees taken down will be by mechanical excavation and run through a chipper. The chips will be loaded and hauled off site with gravel trucks between the hours of 8am and 6pm.

The trucks will access through the utility road along Birchcliff Road heading out onto Birchcliff Road following all the way east to Highway 20 as the loads will be light. Any heavy equipment or loads will head North on RR15 off of Birchcliff Road.

DEVELOPMENT PERMIT
NO: 261584
CONDITIONALLY APPROVED
ON: OCT 06 2026
BY: _____
(Approving Authority & Signature)