DEVELOPMENT APPLICATION PACKAGE

The information on this form is collected under the authority of section 4(c) of the Alberta Protection of Privacy Act. This information will be used to apply for a Development Permit with the Summer Village of Birchcliff. If you have any questions about the collection of your personal information, you may contact: information@sylvansummervillages.ca.

Please review the Land Use Bylaw (LUB) 170/13 for the regulations pertaining to your development.

Common Developments - For your convenience, the following developments have been listed with their corresponding page number in the Land Use Bylaw. If your development is not listed below, please contact us and we will provide you with the required information.

- Accessory Buildings - Page 30
- Decks - Page 18, 35, 53, 54, 57, 58
- Demolitions - Page 33
- Detached Garages (Accessory Building) - Page 37
- Driveways - Page 18, 36
- Dwelling Units (District Dependant) - Page 19, 43, 46, 49, 52
- Fences - Page 39
- Guest Houses (Accessory Building) - Page 34
- Home Occupations - Page 38
- Hot tubs/Pools/Ponds - Page 38
- Landscaping - Page 40
- Manufactured Dwelling Units - Page 43, 46, 49, 56
- Mechanized Excavation, Stripping & Grading - Page 40
- Retaining Walls - Page 40
- Sheds (Accessory Building) - Page 18, 30, 53, 57

Permitted Uses - If your development complies with the LUB and other planning documents, and is listed as a permitted use, then our development department is obligated to issue you a development permit.

Variance Requests/Discretionary Uses - If your development does not comply with the LUB or is listed as a discretionary use, then it will be presented to the Municipal Planning Commission (MPC) for approval or denial.

MPC Hearings - Are scheduled as needed and are open to the public. We recommend you attend to discuss why your development should be approved.

How Long Does it Take to Receive a Development Permit - The Municipal Government Act provides for a maximum of 20 days to determine if your development application is deemed complete, then an additional 40 days to approve/deny your development application.

Other Permits Are Required – Building, Gas, Plumbing, Electrical, Sewage permits are required and must be obtained from Superior Safety Codes, after the approval of the development permit. They have their own fee schedule and procedures that must be followed before any development can commence. Please contact them directly at: Phone 403-358-5545, Toll Free 1-888-358-5545, www.superiorsafetycodes.com, #3 6264 67A Street Red Deer, AB T4P 3E8.

Alberta Builders Licence is Required – All residential home builders are required to have a licence. Builder licensing applies to the new construction of new homes to which the *New Home Buyer Protection Act* applies. For more information, visit www.builderlicensing.alberta.ca.

Documents Included in this Package:

- Application Form
- Application Checklist
- District Map
- Residential Crossings (Driveway Culverts)
- Side Yard Setbacks (FOR BUILDING PERMITS)
- Building Permit Checklist (FOR BUILDING PERMITS)
- Sunnyside Development Requirements - Camp
- Sunnyside Cabin Development Checklist - Summer Village
- Sunnyside Cabin Agreement Form

Completed Development - Please contact our development department once your development is complete to schedule a final site inspection and start the completions deposit refund process. Note: all conditions on the development permit must be met as well as development must be 100% complete including landscaping. Re-inspection fees are $50 and will be deducted from the deposit if required.

APPLICATION FOR DEVELOPMENT PERMIT

#2 Erickson Drive
Sylvan Lake, Alberta T4S 1P5
(403)-887-2822
Email: development@sylvansummervillages.ca
www.sylvansummervillages.ca

FOR OFFICE USE ONLY

Date Received: _____

I hereby make application under the provisions of the Summer Village of Birchcliff Land Use Bylaw 170/13 for a Development Permit in accordance with the plans and supporting information submitted herewith in which forms part of this application.

APPLICANT INFORMATION

Applicant: _____ Phone: _____ Cell: _____

Full Mailing Address: _____ Email: _____

Civic Address of property to be developed: _____ Lot: _____ Block: _____ Plan: _____

Registered Owner: _____ Full Mailing Address: _____

Phone: _____ Email: _____

DEVELOPMENT INFORMATION

Proposed Development: _____ Existing Development: _____

Parcel Type: Interior _____ Corner _____ Lakefront _____ Proposed Sewage Disposal System: _____

Setbacks for Proposed Development: Front Yard: _____ Side Yard: _____ Rear Yard: _____

Parcel's Total Area: _____ Total Parcel Coverage (%) *(as per "Parcel Coverage" Definition)*: _____

Height of Building *(as per "Grade" Definition)*: _____ Driveway Width: _____ Culvert Required: _____

Proposed Footprint: _____ Proposed Floor Area: _____ Exterior Finish: _____

Proposed Landscaping: _____ Sight Triangle Calculation *(Corner Lots Only)*: _____

Number of Trees to be Removed: _____ Estimated Project Costs: _____

Builder/Contractor: _____ Phone: _____

Full Mailing Address: _____ Email: _____

Estimated Start Date: _____ Estimated Completion Date: _____

BY SUBMITTING AN APPLICATION I HEREBY ALLOW RIGHT OF ENTRY FOR INSPECTION PURPOSES. I HEREBY CERTIFY THAT THE INFORMATION GIVEN ON THIS FORM IS FULL AND COMPLETE AND IS, TO THE BEST OF MY KNOWLEDGE, A TRUE STATEMENT OF THE FACTS RELATING TO THIS APPLICATION FOR DEVELOPMENT APPROVAL

_____
Signature of Registered Owner(s)

_____
Signature of Person Acting on Behalf of Registered Owner(s)

_____
Signature of Registered Owner(s)

_____
Date:

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information@sylvansummervillages.ca.

Application Checklist *(Include with Application)*

Application for development shall be accompanied by the following:

☐ Proposed development complies with the following planning documents:

- ☐ Land Use Bylaw *(One of the Purposes is to protect the shoreline and water quality of the Lake)*
- ☐ Municipal Development Plan
- ☐ Area Structure Plan (Church Camp)
- ☐ Sylvan Lake Management Plan 2000 Update (including Caring for Shoreline Properties)

☐ A non-refundable fee as required in the Fees & Penalties Bylaw.

☐ A complete Application with signatures.

☐ A refundable completions deposit of up to $5,000.00 will be required when the development permit is issued. The deposit shall be refunded after completion of the construction including landscaping as per permit subject to the following:

a) The development must be completed as required under the permit, including all conditions and landscaping.
b) If the Summer Village is required to repair damage to its lands and works, including but not necessarily confined to roads, drainage courses, trees and fences, the costs thereof shall be deducted from the deposit.
c) An Alberta Land Survey Site Plan submitted for site setback compliance shall be submitted at the time the foundation is constructed.
d) The fee for re-inspection shall be $50 and will be deducted from the deposit.

☐ A surveyor's certificate specifying the location of any buildings on the parcel or, in the case of undeveloped parcels, indicating the posting of the parcel boundaries.

☐ Two (2) scaled site plans (11x17 or smaller), showing the treatment of landscaped areas; areas of vegetation to be removed, if any (boulevard shall be included); the legal description; the front yard, rear yard and side yard setbacks; provisions for off street loading and vehicle parking; access and egress points to the parcel with driveway width; total parcel coverage; drainage plans, storm water disposal plans; water supply details; and sewage treatment plans. Two or more site plans can be submitted to achieve the above.

☐ A statement of existing and proposed uses.

☐ Construction parking plan. Written or site plan showing where construction parking will take place.

☐ If the proposed development is for demolition, include a statement/plan which indicates:

- ☐ How the operation will be carried out so as to create a minimum of dust or other nuisances; and
- ☐ The final reclamation of the parcel.

☐ If the proposed development will involve the removal of trees and/or shrubs, the application shall include:

- ☐ A plan showing the existing trees and/or shrubs, identification of the trees and/or shrubs to be removed, and a statement or plan showing proposed replacement trees and/or shrubs;
- ☐ A statement on why the trees and/or shrubs are proposed to be removed;
- ☐ Details outlining the measures that will be taken to ensure the integrity of trees and/or shrubs adjacent to those proposed to be removed is not compromised; and

☐ A statement may be required, at the discretion of the Development Officer, from a qualified environmental specialist or another qualified professional assessing the implications of the removal of trees and/or shrubs will have on Sylvan Lake water quality, habitat and slope stability if applicable.

**Existing trees and/or shrubs to be conserved to the maximum extent possible, escarpments shall be left in their natural state, and the planting of replacement trees and/or shrubs is required to replace those removed.*

☐ Two (2) scaled floor plans (11x17 or smaller), including room locations and uses, elevations building sections, and existing and proposed grade elevations. Proposed type of finish and use of building materials on all elevations and the roof, the roof pitch and width of the eaves, as well as the building height must be included.
*Please indicate if Manufactured Dwelling Unit.

☐ Confirmation from the Energy Resources Conservation Board (ERCB) identifying the presence or absence of abandoned oil/gas wells within the parcel, on which a building of 506 sq. ft. or greater, will be constructed.

☐ A Letter of Intent is required if requesting a variance or making an application for a discretionary use.

☐ A current copy of the Certificate of Title (30 days or less) indicating ownership and encumbrances.

☐ A geotechnical report may be required. *(Typically requested for shoreline lots, vacant lots or lots with 10% or more slope).*

☐ A visual impact assessment report may be required. *(Assesses the impact of new development on view corridors and provides mitigation steps).*

☐ An environmental report may be required. *(Assesses the sensitivity of the lands, adverse impacts during and after construction).*

☐ Any other information that the Development Authority may require.

Please Note:

1) The Development Authority may refuse to accept an application for a development permit where the required information is not supplied or where, in the Development Authority's opinion, the quality of material supplied is inadequate to properly evaluate the application.

2) The Development Authority may deal without all the information required, if the Development Authority is of the opinion that a decision on the application can be properly made without such information.

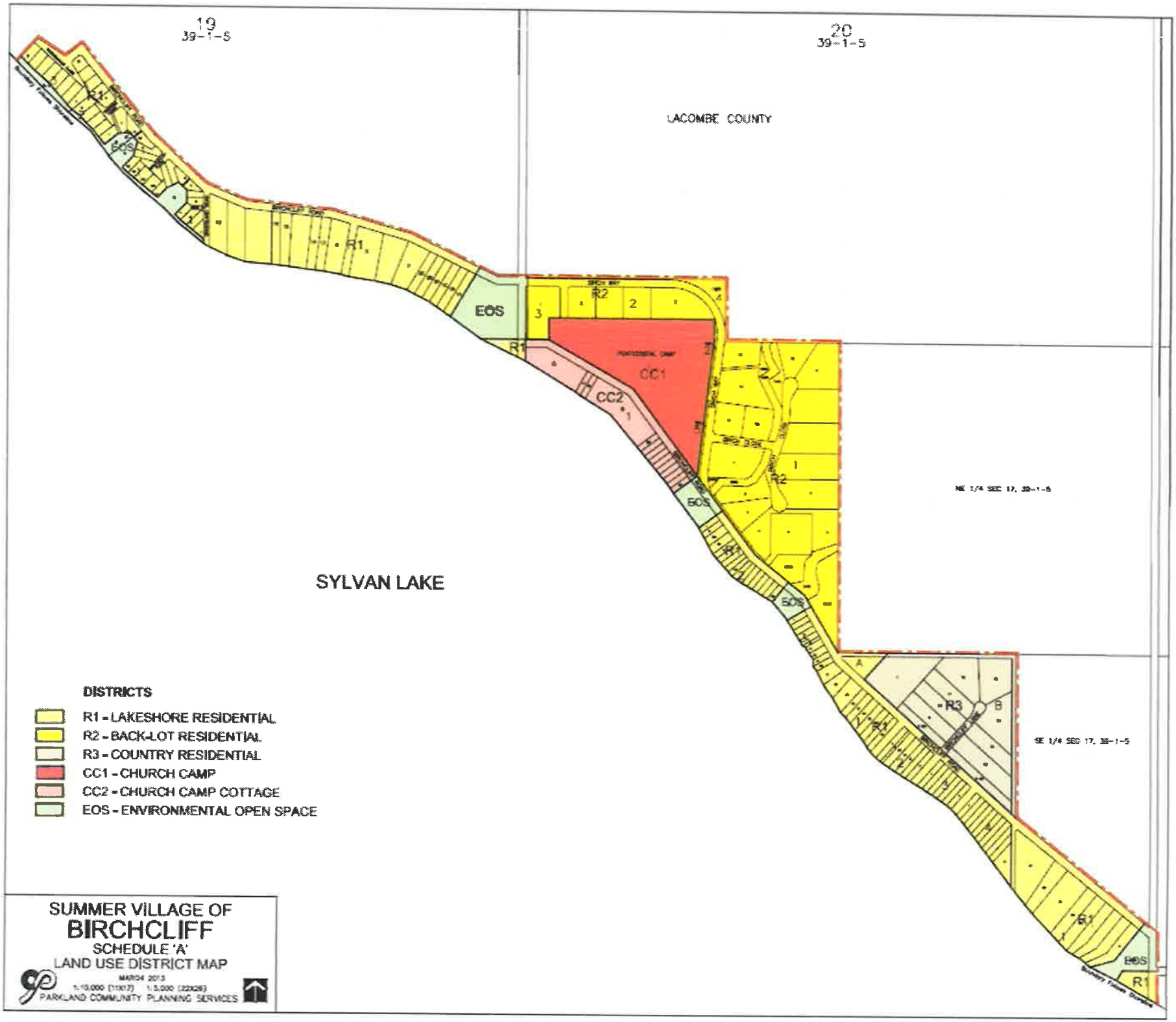
3) After approval, permits are subject to a 21 day appeal period. Any construction commenced within the appeal period, is at the applicants own risk.

4) Permit application information collected by the Summer Village will be used for the purpose to processing the permit application. This information may also be used for other purposes related to the operation of the municipality.

5) If the development is not completed within the time set out in the development permit, extensions may be granted with the development permit application fee deducted from the deposit.

6) Significant amendments to a development permit requires a non-refundable fee per the Fees & Penalties Bylaw

7) Communications regarding development permits will be done via email address provided on the application. *Applicant's Initials:* _____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39-1-5
LACOMBE COUNTY
SYLVAN LAKE
R1
EOS
R2
CC1
CC2
R3
DISTRICTS
R1 - LAKESHORE RESIDENTIAL
R2 - BACK-LOT RESIDENTIAL
R3 - COUNTRY RESIDENTIAL
CC1 - CHURCH CAMP
CC2 - CHURCH CAMP COTTAGE
EOS - ENVIRONMENTAL OPEN SPACE
SUMMER VILLAGE OF
BIRCHCLIFF
SCHEDULE 'A'
LAND USE DISTRICT MAP
PARKLAND COMMUNITY PLANNING SERVICES

Tagish Engineering Ltd.

Residential Crossing Specification

1. RESIDENTIAL CROSSINGS

.1 Definition

"Residential Crossing" means the driveway to a property from a Summer Village roadway having drainage ditches.

.2 Residential Crossing Agreement

A "Residential Crossing Agreement" between the Summer Village and the property owner shall be obtained and executed prior to any work being performed.

.3 General

All residential crossings shall be constructed to conform to the following minimum Specifications and Standard Drawings unless prior, written approval is obtained from the Summer Village's Engineer or his representatives or appointee, for construction to alternate standards.

a) The Residential crossing shall be constructed at right angles to the tangent of the Summer Village road;

b) A minimum grade of minus 10 percent and a maximum of plus 10 percent shall be maintained along the residential crossing from the shoulder edge of the intersecting Summer Village road to the property line;

c) The Applicant shall be responsible for all utility locations and any costs for repair and/or relocation of utilities arising out of the construction of the residential crossing.

d) The minimum requirements for culverts, where they are required to be installed, shall be:

i) 450 mm diameter
ii) galvanized corrugated metal pipe with 3:1 tapered ends for local roads and 4:1 tapered ends for collector and/or major roads
iii) 1.6 mm wall thickness

NOTE: A CORRUGATED POLYETHYLENE PIPE OF EQUIVALENT STRENGTH MAY BE USED ON APPROVAL FROM THE SUMMER VILLAGE'S ENGINEER.

Culverts shall be installed along the Summer Village ditch bottom in such manner that the existing drainage along the ditch is maintained. A larger diameter culvert may be required when drainage conditions dictate as determined by the Summer Village's Engineer.

e) There shall be a minimum cover equal to the diameter of the culvert over the culvert;

f) The residential crossing sideslopes shall be 4:1 on local roads and 5:1 on collector and/or major roads

g) Prior to any fill material being placed for the new residential crossing, all organic or otherwise deleterious materials shall be removed. The fill used for construction of the residential crossing shall not contain any organic, frozen or otherwise deleterious materials and shall be compacted to a minimum of 95% of Standard Proctor Density;

h) The finished traveling surface of the residential crossing shall be crowned and shall be a minimum of 6.7 metres in width;

i) The full width of the residential crossing, from the shoulder of the Summer Village Road to the property line, shall be constructed to be equivalent to, or better than the standard of the abutting road;

j) Any damage to Summer Village property, including utilities and road surface shall be repaired at the expense of the applicant;

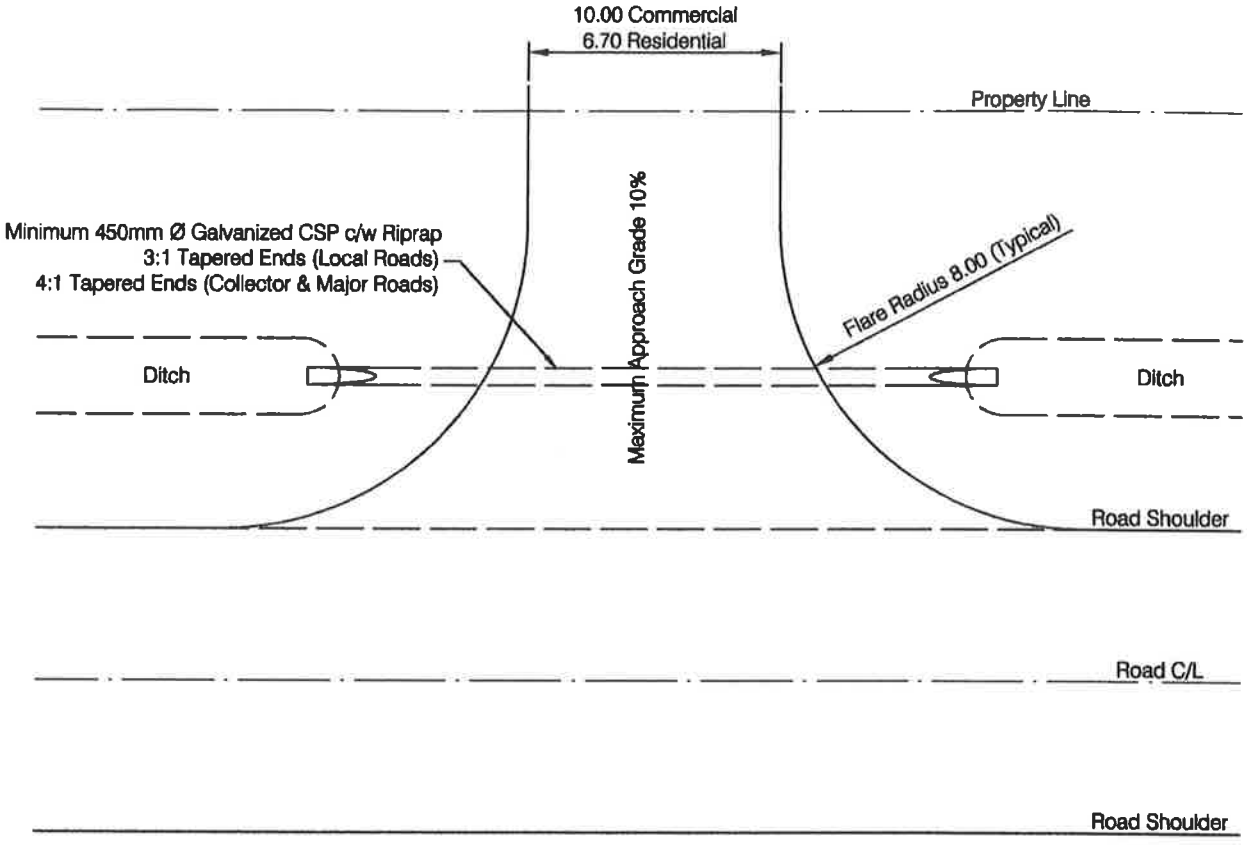
k) Any disturbed areas in the ditch shall be reclaimed including seeding and removal of rocks larger than 75 millimetres.

.2 Inspection

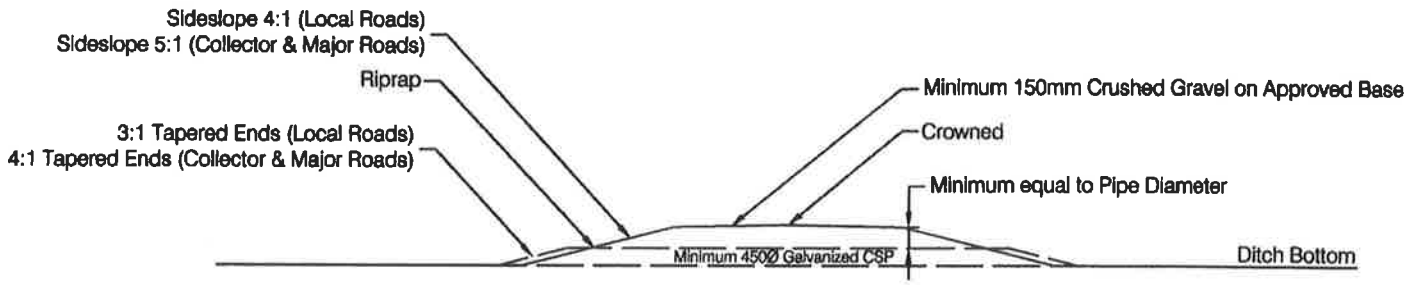
The Summer Village Administration office shall be notified within 72 hours of the completion of the residential crossing. An inspection will then be conducted to ensure compliance with these specifications.

.3 Maintenance

The construction of a residential crossing is for the sole benefit of the applicant. The applicant is therefore responsible for the maintenance of the residential crossing including the maintenance and cleaning of the culvert.



1/1 Plan
1:200



2/1 Typical Cross Section
1:200

NOTE: All dimensions are metres unless otherwise noted.

Tagish Engineering Ltd.
Environmental • Municipal • Water Resources • Land Development
5205A - 54 Avenue, RED DEER, AB
(403) 346 - 7710 Fax (403) 341 - 4909 E-mail tagish@telusplanet.net

Client: Summer Village

Project: TYPICAL RURAL CROSSING

PLAN & CROSS SECTION

Drawn: DJO		Scale: As Shown	1/1
Designed:		Date:	
Checked:		File No.:	
Approved:		Project No.:	

SUPERIOR SAFETY CODES INC.
PERMITS & INSPECTIONS

3, 6264 - 67A Street
Red Deer, AB T4P 3E8
T 403.358.5545 or 1.888.358.5545
F 403.358.5085 or 1.866.358.5085

Construction Standard Guidelines for the Province of Alberta where firefighting response time is more than 10 minutes. Please be advised that this is just a guide, and the Safety Codes Officer will review and make decisions on all building permit applications.

Type of Structure	**Proposed Sideyard Setback** *--distance from property line to the building face*	**Regulations**	**Notes**
Houses & *Secondary Suites in a detached accessory structure*	2.4m and greater *[7'10'½"]*	-No new regulations to be implemented, construction can occur as it has for the last number of years.	
	0 - 2.4 m *[0 - 7' 10½"]*	-Side windows not allowed unless the house is sprinklered.	
	1.2m -2.4m *[3'11¼"– 7'10½"]*	-Side walls must have 45 minute fire rating *(treated OSB does not meet this standard)*. -Soffits must be protected and must be placed .45m or greater from the property line. -Non-combustible cladding required. (*If vinyl siding is used instead of stucco, it must be placed over exterior grade gypsum, masonry or approved intumescent coated sheathing.)*	Wall Assembly must be tested and meet ULC S134 standard. Other regulations apply pertaining to combustible enclosed projections.
Accessory Buildings *(detached garages, sheds)*	0m to 1.2m *[0' - 3'11¼"]*	-Side walls must have 45 minute fire rating *(treated OSB does not meet this standard).* -No side windows unless building sprinklered. -Soffits must be protected and must be placed .45m [17 ¾"] or greater from the property line.	Wall Assembly must be tested and meet ULC S134 standard. Other regulations apply pertaining to combustible enclosed projections.

SUPERIOR SAFETY CODES INC.
PERMITS & INSPECTIONS

14613-134 Avenue
Edmonton, AB T5L 4S9
Ph. 780-489-4777 or 1-866-999-4777
Fax 780-489-4711 or 1-866-900-4711

BUILDING PERMIT INFORMATION & CHECKLIST REQUIREMENTS

APPLICATION REQUIREMENTS – *Along with your approved development permit from the Municipality, ensure the listed supporting documentation is included with the completed building permit application, or delays may occur with regards to issuing the building permit.*

NEW HOME BUYERS PROTECTION ACT – *When constructing a new home, cabin, garage with living quarters or moving in a new manufactured home you must provide the New Home Warranty Certificate at time of application.*

BUILDERS' LICENSE – *Effective December 1, 2017, new requirements are in effect for residential builders in Alberta. All residential builders are required to have a builder licence in order to construct new homes*

NATIONAL ENERGY CODE (NEC) – *The NEC came into effect November 1, 2016. Ensure the attached 9.36 Compliance Report is completed and submitted with the building permit applications and documentation.*

CONSTRUCTION OF NEW HOMES & ADDITIONS

- □ site plan
- □ floor plan(s)
- □ foundation plan
- □ elevation views
- □ building cross sections
- □ roof truss layouts
- □ manufactured floor joist layouts (Layouts can be on site at the framing stage)
- □ engineered stamped drawings for attached garage if it is pile and grade beam
- □ Preserved Wood Foundations require plans designed by an Engineer, registered in the Province of Alberta. (unless designed to the CAN/CSA S406-16 (R2003)
- □ Hydronic Heating design information and designer certification

MANUFACTURED , MODULAR, MOBILE HOMES

- □ site plan
- □ floor plan
- □ foundation plan**
- □ CSA, QAI or Intertek #
- □ Serial #
- □ AMA #
- □ square footage
- □ year of manufacture

ONE ROOM ADDITIONS & MANUFACTURED SUNROOMS

- □ site plan
- □ floor plan
- □ foundation plan**
- □ cross section view
- □ if manufactured sunroom, supplier's full product information is required or an engineer's approval

***** NOTE: Pile foundations require engineering***

STORAGE BUILDINGS / GARAGES / SHEDS

- □ site plan
- □ floor plan
- □ elevation views
- □ building cross sections
- □ roof truss and beam design information
- □ Hydronic Heating design information and designer certification (if applicable)
- □ pole buildings require engineering

Foundation Requirements:

- □ 4 foot frost wall and strip footing
- □ concrete slab over 55 sq. meters (592 sq.ft) must be engineered
- □ engineered grade beam and pile
- □ any other foundation will require a structural engineered stamped plan

Wall Requirements:

- □ walls up to 3.6 m in height are acceptable
- □ walls over 3.6 m will require an engineered stamped plan *unless built to Standata 14-BCV-002R1.*

BASEMENT DEVELOPMENTS AND MINOR RENOVATIONS

- □ floor plan showing layout of new walls, bathrooms, bedrooms, windows and doors

HOT TUBS / SWIMMING POOLS

- □ site plan with dimensions of tub / pool
- □ fence information

DECKS

- □ site plan
- □ floor layout
- □ cross section view or example plan with dimensions filled in

WOOD STOVES (including fireplaces, pellet and coal stoves)

- □ floor plan
- □ manufacturers installation instructions
- □ references to certification listing

NOTE: Pile foundations require engineering

Construction checklists for decks, garages, mobile homes and wood stoves are also available.

If you require any information regarding building permits or **plans** that are required, please contact Superior Safety Codes.

SUNNYSIDE DEVELOPMENT APPLICATION – General Requirements

1. **First Approval Requirement**

The Summer Village will not review any development request from Lease Holders until the Sunnyside Board issues a Development Approval letter. The board has established a subcommittee dedicated to helping you through this process and to present to the board the development request once all requirements are met. The Camp Director is the lead in the process (or designate) and all correspondence must be sent through him with a copy to the total subcommittee.

The subcommittee is listed below:

David Harink – Camp Director,	email: david@sunnysidecamp.org	Phone: (403) 598-2203
Ralph Walters – Director,	email: ralph.walters@stantec.com	Phone: (780) 917-7144
Milton Linke – Director,	email: Milton.lemke@gmail.com	Phone: (403) 408-6458

2. **Summary of Process, location of bylaws, rules, applications, documents etc. required to begin the Development planning:**

    1.) License of Occupancy, a) 2.01 Structure Removal/Demolishing, b) Schedule B & C Cottage/WRV Development Regulations
    2.) Summer Village of Birchcliff, a) Church Camp Cottage District (CC2) – Site Development b) Development Application Package, Application for Development Permit, Application Checklist
    3.) Suggested Surveyors: 1) Snell & Oslund, 2) TBA

3. **Establishing Sub Lot Boundaries**
As a part of the Sunnyside Board development approval process and once a development request has been submitted to the Camp, the Sunnyside Development subcommittee will establish preliminary boundaries and stake the proposed lot. This process shall not replace required legal surveys and plot plans.

4. **Birchcliff Summer Village Adjacent Lease Holder Approvals**
The Sunnyside Board development subcommittee will process the acquiring of the adjacent lease holder proposed development approvals. Once the Sunnyside Board reviews and approves the development proposal they will forward the lot plan, external elevations and any other pertinent development details including if applicable any variances to the required adjacent owners for their review and approval or non approval. The Sunnyside Board will review non approval(s), however retains the right and sole discretion to approve development.

5. **Lot Drainage Design**
All proposed structures shall not have any property drainage, roof drainage and sump drainage that causes potential water damage to adjacent property or structures. All plot plans must have the property drainage/water flow direction on the plot plan.

6. **Drinking Water Source**
As part of the request for development the lease holder shall indicate if the water source is from existing water well or if the proposal is to drill a new well. A proposed new well must be located on the plot plan. Due to the close proximity of cottages new well drilling should be kept to a minimum. In accordance to the Sunnyside Lease Agreement all established drilled wells must allow a total of six cottages on the system.

Cabin Development Checklist

Site Development:

- [ ] All Development Permit applications must include a surveyor's sketch showing all buildings/cottages that are in the affected area(s) that are part of the Map showing areas 1-34, that identify the site of the proposed new cottage and/or addition, as well as provide the Development Authority with the following:

- [ ] The location of the existing cottage and/or structures to be demolished if applicable; and

- [ ] The proposed cottage development, showing all dimensions, area of floor area(s), including overhangs, decks and exterior stairs, and the dimensioned distances to all existing structures within a 10 m (32.80 ft.) radius; and

- [ ] The location of the water well for the proposed development as well as the location of all existing water wells for the existing cottages identified within a 10 m (32.80 ft.) radius; and

- [ ] Confirmation that the proposed development meets the following yard requirements:

    - [ ] Minimum 1.50 m (4.92 ft.) for one (1) yard only; and
    - [ ] Minimum 3 m (9.84 ft.) for two (2) yards; and
    - [ ] Minimum 5 m (16.40 ft.) for the remaining yard;

    and/or where applicable:

    - [ ] 7.50 m (24.61 ft.) from the top of the escarpment or high water mark; and
    - [ ] 3 m (9.84 ft.) from Birchcliff Road; and

    that all yards are to be provided by each cottage, and shall not overlap any yard of an adjacent cottage; and

- [ ] The location and provision for a minimum of 45 m2 (484.38ft2) of amenity space, to be provided in one (1) of the above yards and consisting of soft landscaping materials only; and

- [ ] The location and provision for one (1) parking stall per cottage located in the CC2 District; and

- [ ] An agreement signed by all adjacent cottage owners within a 10 m (32.80 ft.) radius, stating their agreement to the proposed development, survey, and the yards established by it;

- [ ] A letter of authorization from the Director(s) of the Church Camp, indicating the location of the site boundaries in relation to existing registered parcel boundaries and surrounding

cottages.

☐ All new sheds shall be no larger than 4.46 m2 (48 ft2) and shall be incorporated into the overall cottage design. The shed shall include only an exterior passage door as no accessory building are permitted in this district;

☐ Any projection on the yards described above, including unenclosed decks, balconies, and steps over or on Yards shall not exceed one– half the minimum Yard requirement; and

☐ 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; and

☐ Decks may be constructed on a maximum of two (2) sides of the cottage, provided the minimum amenity space has been provided; and

Fences, gates, freestanding walls, and other means of enclosure are not permitted in this district.

Maximum Floor Area:

☐	Main Floor	602.78 sq. ft.
☐	Second Floor	602.78 sq. ft.
☐	Basement/Crawlspace	602.78 sq. ft.

(Includes shed's sq. ft.)

Maximum Building Height:

☐ 19.2 ft. 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.

Cottage Design:

☐ 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.

Servicing Requirements:

☐ No building may be erected or development commenced on lots which are not proposed to be serviced by a piped water or sewage system until the owner/occupant provides documentation ensuring development conform to The Safety Codes Act.

- The Development Authority shall either refuse to issue a Development Permit for any building, structure or works, unless arrangements above have been completed,

or issue a Development Permit subject to the conditions that arrangements above shall be completed prior to the commencement of the development.

☐ Electrical power from the property line of any parcel to any building situate on the parcel shall be constructed underground.

Parking Regulations:

Parking shall attain the following minimum level of stall provision:

☐ Church camp cottages: one (1) stall per cottage

The Development Authority may adjust the above provision for parking to allow for shared parking stalls, if it can be demonstrated that different uses generate demand for the stalls at different times.

Overflow parking provided for the Church Camp Cottage District may be provided to a maximum of ninety-seven (97) stalls.

Accesses, totalling six (6), from Birchcliff Road, shall be reduced as per details contained in the "Church Growth Plan" when the new proposed northern entrance is constructed. All driveways shall be constructed to the satisfaction of Council.

Supplementary Regulations:

☐ All uses must comply with the regulations in Part Three: Supplementary Regulations of the Land Use Bylaw #170/13.

The following documents can be found at http://www.sylvansummervillages.ca/planning--development.html:

☐ *Current and full version of the Land Use Bylaw #170/13*
☐ *The Church Camp Area Structure Plan*
☐ *Application for Development*

Summer Village of Birchcliff
Church Camp Cottage District (CC2)
Site Development

The Land Use Bylaw of the Summer Village of Birchcliff states that within the Church Camp Cottage District:

"All development permit applications must include a surveyor's sketch showing the affected area(s) that are part of the map showing Areas 1-34, that identify the site of the propsed new cottage and/or addition, as well as provide the Development Authority with the following:

(7) An agreement signed by all adjacent cottage owners within a 10.0 m (32.80 ft.) radius, stating their agreement to the proposed development, survey, and the yards established by it."

AGREEMENT

I (We) _____

of (mailing address) _____

being the owner(s) of the Church Camp Cottage located at (please identify on the attached surveyor's sketch)

#_____ within the Summer Village of Birchcliff, do hereby declare that I (We) am (are) aware of the proposed development as shown on the attached surveyor's sketch. I (We) acknowledge that this development and the yards created by it, may impact any future development that I (We) may wish to carry out.

With regard to the proposed development, I (We) are:

- ☐ In agreement with the proposed development, survey, and the yards established by it. No yard shall overlap any yard of an adjacent church camp cottage.
- ☐ Not in agreement with the proposed development, survey, and the yards established by it. No yard shall overlap any yard of an adjacent church camp cottage.

COMMENTS ON THE PROPOSED DEVELOPMENT

Any comments you may wish to make on the proposed development, you may do so below.

_____

_____

_____

_____

_____ _____

Signature *Date*

_____ _____

Signature *Date*