

NOTICE OF DECISION

Municipal Planning Commission

April 25, 2023

RE: DEVELOPMENT APPLICATION – LAKESIDE DECK

Application was submitted on behalf of the homeowner for a lakeside deck on the property located at 139 Grand Avenue (Lot 20 Block B Plan 5108EO).

Finding of Fact:

Upon hearing and considering the representations and the evidence of the parties concerned the Commission find the facts in the matter to be as follows:

1. Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

Decision of the Municipal Planning Commission:

The Summer Village of Norglenwold's Municipal Planning Commission decided to deny the application because as the application is not compliant with the Land Use Bylaw as below:

1. Land located below the top of the bank/top of escarpment should be in a natural state. The deck was in the process of being built on the escarpment.
2. If a non-conforming building is damaged or destroyed to the extent of more than seventy-five percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the Land Use Bylaw. The previous deck that was located on the escarpment would be considered a non-conforming building and as that deck has been removed it is no longer considered a non-conforming building that can remain in place or be rebuilt.



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

Appeal:

Discretionary Use/Variance Request Applications are appealable to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. Written statements relevant to the development and reasons for appeal along with a \$400.00 appeal fee should be submitted to the Secretary of the Subdivision and Development Appeal Board of the Summer Village of Norglenwold, #2 Erickson Drive, Sylvan Lake, Alberta T4S 1P5, within 21 days following the date of this notice. For further information contact the Secretary of the Subdivision and Development Appeal Board, Teri Musseau at 403-887-2822.