

# SUMMER VILLAGE OF NORGLIWOLD LAND USE BYLAW AMENDMENT BYLAW #280-24

Being a Bylaw of the Summer Village of Norglenwold, in the Province of Alberta, to authorize amendments to the Summer Village of Norglenwold Land Use Bylaw 267-22.

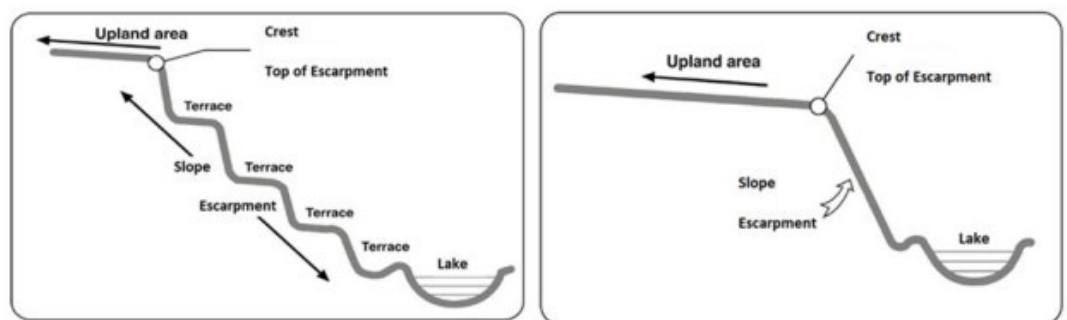
WHEREAS Section 692 of the Municipal Government Act, RSA 2000, authorizes a Council to amend a land use bylaw;

WHEREAS the Council deems it desirable to amend Land Use Bylaw 267-22;

NOW THEREFORE, the Council of the Summer Village of Norglenwold, in the Province of Alberta, duly assembled, hereby enacts as follows:

An amendment to the Land Use Bylaw 267/22:

1. Section One: 1.4 Definitions – Revise:  
“Accessory Building means a building separate and subordinate to the principal building, the use of which is incidental to that principal building and is located on the same parcel of land and includes, in the residential districts, such things as storage sheds garages, and a guest house. Accessory buildings are not intended for commercial purposes and do not include sea cans. Accessory buildings shall not be located in the lakeside front yard of a property.”
2. Section One: 1.4 Definitions – Add:  
“Crest means the break between the slope face and the generally flat area located above the escarpment.  
Crest may be determined through a professional Report.”
3. Section One: 1.4 Definitions – Revise:  
“Escarpment means an extended linear topographical feature of relatively steep slope and significant change in elevation, as per the diagrams below:



Where an escarpment line has been previously altered, the top of escarpment shall be considered from the original escarpment line as determined by an Alberta Land Surveyor.”

4. Section One: 1.4 Definitions – Add:  
“Guard (rail) refers to a protective barrier or railing typically installed along the edge of a structure, pathway, road, or elevated area to prevent accidental falls or provide safety.”

5. Section One: 1.4 Definitions - Add:

“No Mow Zone means a buffer strip of vegetation that includes native plantings that let aquatic vegetation grow to maintain a stable natural state, a no mow zone allows native plants to seed and reestablish and is to not be maintained. Native plantings to be selected from the Summer Village native plantings list that can be obtained at the administration office.”

3. Section 8: General Development Regulations 8(11)  
Landscaping, Environmental Conservation and  
Development – Add: “

(9) The following standards shall be required for all escarpment areas:

- a. A geotechnical report, assessment or investigation prepared by a qualified geotechnical engineer for any proposed development, redevelopment, clearing or grading, excavation or adding fill within escarpment areas having ten (10) percent or greater slopes.
- b. When remedial actions are required on the escarpment, an engineered report is required to provide evidence that such actions are necessary. Remedial actions must preserve the natural surroundings while improving the bank stability.
- c. Alterations to the escarpment area will only be considered below the top of escarpment where necessary to stabilize in order to prevent failure of the slope, not to accommodate walk out basements, or other aesthetic choices. Development for reasonable lake access should be permitted upon successful application.
- d. Further to subsection (a), retaining wall proposals are required to include an engineered report specific to the onsite installation and location of the walls, soil type and on-site conditions, materials, design parameters, site preparation, side slope protection, block placement, drainage, and testing/inspection requirements.
- e. Further to subsection (a), retaining wall height shall not exceed 0.91m (3') in height unless specifically required in the geotechnical report and no other option is available. The maximum height allows for the escarpment area to remain as natural as possible. Retaining wall structures shall be made out of natural rock, wood, or a stamped design giving the appearance of natural rock.
- f. Minimum 50% of the escarpment area to be covered by native, deep rooting plants or trees planted in grass or topsoil (no gravel, mulch, or turf). Aside from the stairs and retaining walls, no hard landscaping will be permitted.
- g. It is required to allow for visual access to the yard of the lot, to the satisfaction of the Development Authority. Should a guard (rail) be required in accordance with safety codes regulations on a tiered escarpment, is to include a vegetative guard no smaller than 2' thick, and 42" tall along the guard.
- h. Minimum 1m (3.28') no mow zone required adjacent to the bank.

4. Section 9: Specific Development Regulations 9(1) Accessory Buildings in Residential Districts – Remove: “5. An accessory building on a lot abutting Sylvan Lake or a reserve parcel abutting Sylvan Lake shall be situated so that:
- a. It is located within the minimum rear yard of any parcel;
  - b. It is setback from:
    - i. The front lot boundary;
    - ii. The top of any escarpment area or high water mark (as determined by the Development Authority)

A minimum of 15.0 m (49.21’) or parallel to the front wall of the principal building, whichever is the lesser setback.”

Add:

“9.12. Lakeside Buildings

- 1. All buildings, such as decks, outdoor patio areas, pergolas, woodsheds and other similar structures are not considered an accessory building and shall be set back a minimum 3m (9.8’) from top of escarpment.
- 2. Any decks (not considered a projection), and patios shall be ground level only and with a maximum floor area of 18.58m<sup>2</sup> (200ft<sup>2</sup>).
- 3. Any pergolas, woodsheds or other similar structures shall be a maximum height of 3.04m (10’).
- 4. No buildings shall be located on or project over the escarpment.

**INTRODUCED AND GIVEN FIRST READING** this 28<sup>th</sup> day of June 2024.

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Cyril Gurevitch, Mayor

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Tanner Evans, C.A.O.

**PUBLIC HEARING HELD** this 27<sup>th</sup> day of August 2024.

**GIVEN SECOND READING** this 27<sup>th</sup> day of August 2024.

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Cyril Gurevitch, Mayor

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Tanner Evans, C.A.O.

**GIVEN THIRD AND FINAL READING** this 4<sup>th</sup> day of October 2024.

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Cyril Gurevitch, Mayor

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Tanner Evans, C.A.O.