

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held January 10, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 10:08 a.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Councillor:	Jim McLeod via Zoom
Member at Large:	Lorne Therriault
CAO:	Phyllis Forsyth
Development Officer:	Koralyn Lemmon
Development Officer:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicants:	Bill Robinson
Public:	Mary Lynn Brown

AGENDA:

LORNE THERRIAULT:
That the January 10, 2019 agenda package be adopted as presented.

1799/19

CARRIED

PLANNING AND DEVELOPMENT:

1. 115 Grand Avenue (Lot 7 & 8, Block B, Plan 5108EO)

An application was received from Bill Robinson on August 18, 2018 to amend his existing development permit #181484 to include escarpment development at 115 Grand Avenue (Lot 7 & 8, Block B, Plan 5108EO) in the Summer Village of Norglenwold. On August 27, 2018, the application was submitted to the Commission in which the application was denied as the Commission determined incomplete landscape and drainage plans were submitted for review by members. On October 5, 2018, documents were submitted and went back before the Commission on November 8, 2018, in which the Commission denied the application as they were looking for engineered landscaping plans including retaining wall materials. These documents were submitted on December 18, 2018.

This application is before MPC for the following reasons:

- Land with slope areas with a gradient of 15% or greater/located below the top of the escarpment shall remain in their natural state therefore a variance is required.
- Retaining walls over 1m in height require a development permit and are considered a discretionary use.

The applicant answered questions from the members of the Municipal Planning Commission.

Koralyn Lemmon, Tanner Evans, Mary Lynn Brown and Bill Robinson left the meeting at 10:28 a.m.

Initials



The Municipal Planning Commission continued the meeting in accordance with the Municipal Government Act 197 (2.1) which states:

- 2.1 A municipal planning commission, subdivision authority, development authority or subdivision and development appeal board established under Part 17 may deliberate and make its decisions in meetings closed to the public.

LORNE THERRIAULT:

That the Municipal Planning Commission approve the amendment to development permit #181484 for retaining walks and stairs with the following conditions:

1. All lands below crest of hill to be filled with native mature bank stabilizing woodland with undisturbed/unmanicured native vegetation and shrub layers with exception of stairs (therefore no firepit).
2. Front yard fences to be a maximum of 1m in height, from the front wall of the dwelling towards the lake.
3. A total of 89 12 ft. trees/shrubs to be planted, as per original landscaping plan that was approved.
4. Statement by arborist or another qualified professional recommending measure to be taken to ensure integrity of trees adjacent this property be submitted to office prior to any construction.
5. Applicant receive \$1,500.00 penalty for construction without a development permit.
6. Applicant forfeit completions deposit for not constructing as per development permit.

1800/19

CARRIED

LORNE THERRIAULT:

That the Municipal Planning Commission make recommendation to Council to enhance penalties and completion deposits.

1801/19

CARRIED

LORNE THERRIAULT:

That Municipal Planning Commission make recommendation to Administration that the Development Officer receive complete development package including detailed landscaping plan prior to intake of development application.

1801/19

CARRIED

ADJOURNMENT:

The meeting adjourned at 11:41 a.m.

ED THIESSEN, CHAIR

PHYLLIS FORSYTH, CAO

Initials

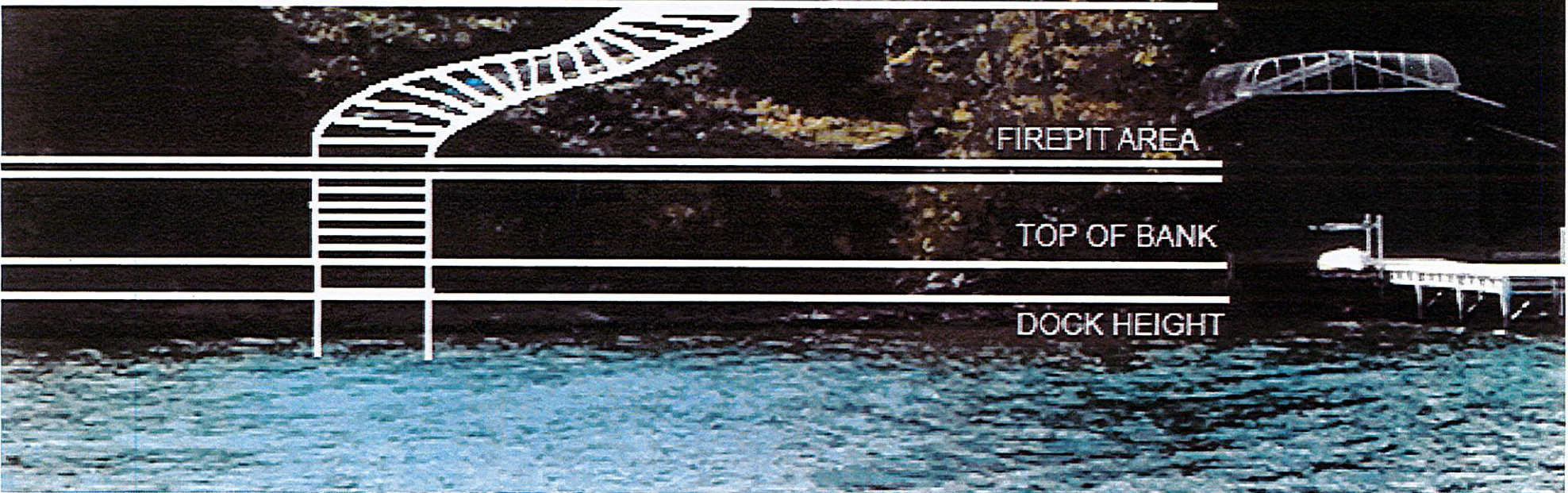


RECEIVED
DEC 18 2013

PICTURE J



CREST OF HILL



FIREPIT AREA

TOP OF BANK

DOCK HEIGHT