

Summer Village of Norglenwold
July 9, 2021
Municipal Planning Commission Minutes
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Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held July 9, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ed Thiessen via Zoom
Member at Large:	John Begg via Zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Kashuba via Zoom
Recording Secretary:	Teri Musseau
Delegates/Gallery	Reg Radford via Zoom Lyn Radford via Zoom Dwayne Beck via Zoom Justin Fedun via Zoom

CALL TO ORDER: Chair Thiessen called the meeting to order at 9:01 a.m.

AGENDA:

MPC-21-027 Moved by Chair Thiessen to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

- 1. 205 Grand Avenue** – escarpment work, boathouse repairs and tree removal

Application for escarpment work, boathouse repairs and tree removal at 47 Grand Avenue. (Lot 13 Block 2 Plan 2203KS).

Kara Kashuba, Lyn Radford, Dwayne Beck, Justin Fedun, and Reg Radford left the meeting at 9:26 a.m.

MPC-21-028 Moved by John Begg to deny the application for escarpment work, boathouse repairs and tree removal at 205 Grand Avenue based on the following:

- It is recognized that remedial actions to banks may be necessary from time to time, the summer village strongly desired that the banks and shoreline remain as natural as possible to retain the natural ecosystems. It does not state in the geotechnical report that there are signs of erosion and that the work is necessary.
- In the current Land Use Bylaw, an accessory building on a parcel abutting Sylvan Lake shall be situated so that it is not closer to the front parcel boundary and the top of any escarpment area or high-water mark than the front wall of the main building or 15m whichever is least.
- The Municipal Development Plan 6.3.6. states Norglenwold shall not allow development adjacent to or near the shores of the Lake, including reserves, and other open spaces, unless

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the proponent can demonstrate to the satisfaction of the Summer Village the development will not:

- (a) reduce lake water quality;
- (b) degrade fish or wildlife habitat;
- (c) adversely impact the area's visual or natural quality through inappropriate or excessive removal of vegetation, and
- (d) lead to soil erosion or instability or damage to the bank or shore.

CARRIED

ADJOURNMENT

MPC-21-029

Moved by Chair Thiessen that the Municipal Planning Commission meeting be adjourned at 9:54 a.m.

CARRIED

ED THIESSEN, CHAIR

TANNER EVANS, CAO

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