

Summer Village of Norglenwold
Regular Meeting Minutes
August 27, 2024

Minutes of a Regular Council Meeting of the Summer Village of Norglenwold, Province of Alberta, held August 27, 2024, in the Summer Village Administration Office at Sylvan Lake, Alberta.

PRESENT

Mayor:	Cyril Gurevitch, K.C.
Deputy Mayor:	Jeff Ludwig
Councillor:	Rod Miller
CAO:	Tanner Evans
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau

CALL TO ORDER The Meeting was called to order at 9:00 a.m. by Mayor Gurevitch.

AGENDA APPROVAL

NGC-24-097 MOVED by Councillor Miller that the agenda be adopted as presented.
CARRIED

MINUTES

NGC-24-098 MOVED by Mayor Gurevitch that the minutes of the regular meeting of Council held on July 26, 2024, be approved as presented.
CARRIED

NGC-24-099 MOVED by Mayor Gurevitch that the minutes of the Subdivision and Development Appeal Board meeting held on July 19, 2024, be approved as presented.
CARRIED

NGC-24-100 MOVED by Deputy Mayor Ludwig that the minutes of the Subdivision and Development Appeal Board meeting held on August 12, 2024, be approved as presented.
CARRIED

NGC-24-101 MOVED by Deputy Mayor Ludwig that the minutes of the Organizational meeting held on July 26, 2024, be approved as presented.
CARRIED

INFORMATION ITEMS

- 1) Accounts Payable Report
- 2) Development Update
- 3) CAO Report

NGC-24-102 MOVED by Councillor Miller that Council accept the information items as presented.
CARRIED

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REQUESTS FOR DECISION

COUNCIL & LEGISLATION

NGC-24-103 Remuneration Policy
MOVED by Mayor Gurevitch that Administration make amendments to both the Council Remuneration Policy and the Committee Members Remuneration Policy and bring back to Council.
CARRIED

ABmunis Resolutions
Council began discussing the resolutions that are being brought forward for voting on during the ABmunis Convention.

Council recessed at 9:58 a.m.

Council reconvened at 10:02 a.m.

PUBLIC HEARING

Mayor Gurevitch declared the Public Hearing for the Land Use Bylaw #280-24, open at 10:02 a.m.

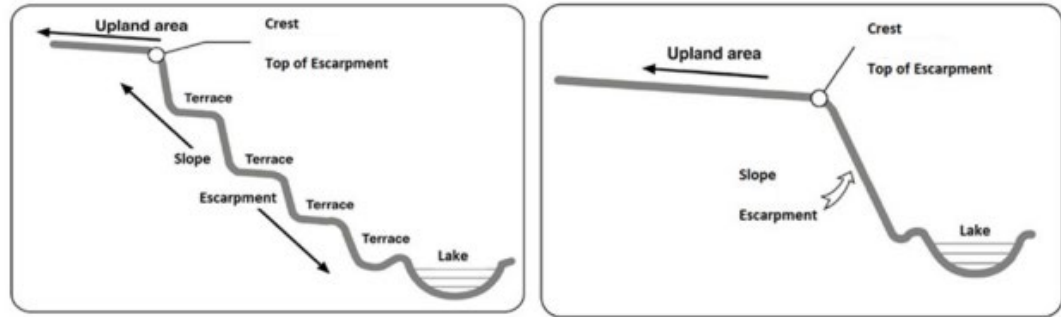
Mayor Gurevitch provided the procedure for the public hearing.

Kara Hubbard, Development Officer, provided the background on the reason Council is considering the changes.

PROPOSED AMENDMENTS:

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:

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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.”

6. 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 may 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

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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, 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. Should a guard (rail) be required in accordance with safety codes regulations on a tiered escarpment, it is required to allow for visual access to the yard of the lot to the satisfaction of the Development Authority, additionally including 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.

7. 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 not considered an accessory building 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 18.58m² (200ft²).
- 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.

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Written submissions were received in opposition from:

Laurie Miller – 351 Last Chance Way
Patti Davidson – 361 Last Chance Way
Janelle Allan – 213 Grand Avenue
Ken Taylor – 371 Last Chance Way
Ryan Davis – 49 Grand Avenue
Chad Tallon - 359 Last Chance Way
Mark Tougas – 7 Rustic Crescent
Derek Olsen – 367 Last Chance Way
Kent Lyle – 301 & 305 Honeymoon Drive
Claudia McKinnon – 363 Last Chance Way
Laurie Brawn & Garry Henderson – 45 Grand Avenue

New written submissions in opposition were received from:

Janelle Allan – 213 Grand Avenue
Stephen Swainson – 197 Grand Avenue
Linda & Nav Rattan – 123 Grand Avenue
Andrew McQuiston – 187 Grand Avenue

New written submissions in favour were received from:

Linda & Nav Rattan – 123 Grand Avenue

Comments from the floor in opposition were received from:

Claudia McKinnon – 363 Last Chance Way
Diane Piper – 41 Grand Avenue
Norma Robinson – 257 Last Chance Way
Barbara Torpey – 61 Grand Avenue
Frances Jamison – 125 Grand Avenue
Gerald Miller – 365 Last Chance Way
Jim Surbey – 325 Honeymoon Drive
Fran Jamison – 125 Grand Avenue
Sandra Surbey – 317 Honeymoon Drive
Patti Davidson – 361 Last Chance Way

Comments from the floor in favour were received from:

Linda Rattan – 123 Grand Avenue

Comments from online in opposition were received from:

Janelle Allan – 213 Grand Avenue
Scott Allan – 213 Grand Avenue

Seeing no further people wishing to speak Mayor Gurevitch adjourned the public hearing at 11:53 a.m.

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Council recessed at 11:53 a.m.

Council reconvened at 1:02 p.m. with Councillor Miller on Zoom.

REQUESTS FOR DECISION

COUNCIL & LEGISLATION

NGC-24-104 ABmunis Resolutions
MOVED by Mayor Gurevitch that the attending Councillors vote as discussed on the resolutions being presented at the ABmunis Convention.

CARRIED

Bylaw #280-24 Land Use Bylaw Amendment Bylaw
NGC-24-105 MOVED by Deputy Mayor Ludwig that Council give 2nd reading to the Land Use Bylaw Amendment Bylaw #280-24 as amended.

- (9) c – change “may” to “should”
- (9) e – add “wood” between rock and or a stamped design
- (9) g – re-structure sentence to “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 23” tall along the guard”.
- 9.12 (a) add “are”, between “structure” and “not”, and add “and” between “building” and “shall”.

CARRIED

COUNCIL REPORTS

Mayor Gurevitch

- Bentley Fair Days and Rodeo
- Mayor Hanson, Town of Sylvan Lake
- Coffee with Council

Deputy Mayor Ludwig

- Coffee with Council

Councillor Miller

- Coffee with Council

COMMITTEE REPORTS

Julie Maplethorpe, Summer Village of Jarvis Bay

- Parkland Regional Library Board

NGC-24-106 MOVED by Mayor Gurevitch that Council accept the Council, and Committee items as information.

CARRIED

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NEXT MEETING

NGC-24-107 MOVED by Mayor Gurevitch that the next meeting of Council be held on October 4, 2024, at 9:00 a.m.
CARRIED

ADJOURNMENT

NGC-24-108 MOVED by Mayor Gurevitch that being the agenda matters have been concluded, the meeting adjourned at 3:30 p.m.
CARRIED

CYRIL S. GUREVITCH, K.C., MAYOR

TANNER EVANS, CAO