

Summer Village of Norglenwold
Regular Meeting Minutes
July 26, 2024

Minutes of a Regular Council Meeting of the Summer Village of Norglenwold, Province of Alberta, held July 26, 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
	Finance Manager:	Tina Leer
	Development Officer:	Kara Hubbard
	Recording Secretary:	Teri Musseau

CALL TO ORDER The Meeting was called to order at 9:18 a.m. by Mayor Gurevitch.

AGENDA APPROVAL

NGC-24-078 MOVED by Deputy Mayor Ludwig that the agenda be adopted as amended:

Add next meeting date

CARRIED

MINUTES

NGC-24-079 MOVED by Councillor Miller that the minutes of the regular meeting of Council held on June 28, 2024, be approved as presented.

CARRIED

NGC-24-080 MOVED by Deputy Mayor Ludwig that the minutes of the Municipal Planning Commission meeting held on July 9, 2024, be approved as presented.

CARRIED

INFORMATION ITEMS

- 1) Accounts Payable Report
- 2) Quarterly Financial Report
- 3) Public Works Report
- 4) Development Update
- 5) CAO Report
- 6) AIM Answers

NGC-24-080 MOVED by Deputy Mayor Ludwig that Council accept the information items as presented.

CARRIED

Council recessed at 9:56 a.m.

Council reconvened at 10:04 a.m.

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PUBLIC HEARING

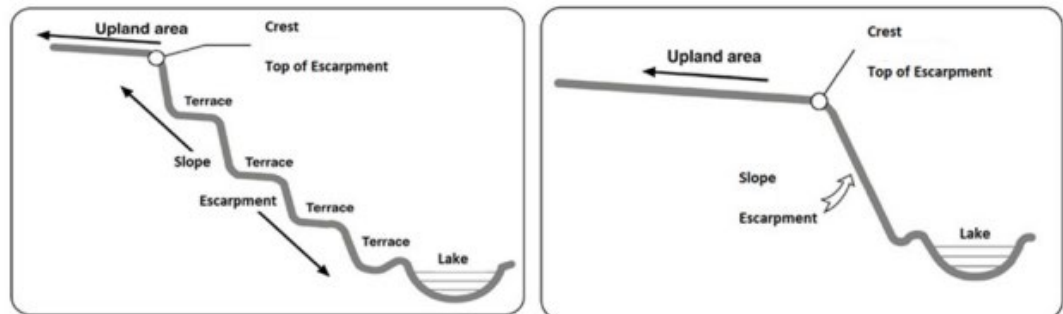
Mayor Gurevitch declared the Public Hearing for the Land Use Bylaw #280-24, open at 10:04 a.m.

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:



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

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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 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

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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.

Written submissions were received in opposition from:

Janelle Allan – 213 Grand Avenue
Patti Davidson – 361 Last Chance Way
Ken Taylor – 371 Last Chance Way
Chad Tallon - 359 Last Chance Way
Mark Tougas – 7 Rustic Crescent
Ryan Davis – 49 Grand Avenue
Laurie Miller – 351 Last Chance Way

Comments from the floor in opposition were received from:

Jim Surbey – 325 Honeymoon Drive
Patricia Davidson – 361 Last Chance Way
Doug Urness – 317 Honeymoon Drive
Laura Miller – 351 Last Chance Way
Mark Tougas – 7 Rustic Crescent
Sandy Surbey – 317 Honeymoon Drive
Derrick Olsen - 39 Grand Avenue
Ryan Davis – 49 Grand Avenue
Chad Talon – 359 Last Chance Way

Comments from the floor in favour were received from:

Kent Lyle – 301 Honeymoon Drive
Ray George – 24 Rustic Crescent

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Meeting recessed at 11:13 a.m.

Meeting reconvened at 11:21 a.m.

Mayor Gurevitch adjourned the public hearing until the August Council meeting to allow for additional comments from the public at 11:33 a.m.

Council recessed at 11:33 a.m.

Council reconvened at 11:37 a.m.

REQUESTS FOR DECISION

FINANCE

NGC-24-081 Surplus Distribution
MOVED by Deputy Mayor Ludwig that Council distribute the \$134,218.03 as follows:

RESERVE	TARGET	ALLOCATION
General contingency	\$ 250,000	\$ 6,552.90
Transportation (Roads)	\$1,000,000	\$ 74,488.60
Sewer/Environment	\$5,000,000	\$ 41,221.79
Legal	\$ 50,000	\$ 0.00
Recreation	\$ 500,000	\$ 0.00
IT & Facilities	\$ 5,000	\$ 0.00
Infrastructure	\$ 0	\$ 0.00
Fleet Replacement	\$ 20,000	\$ 11,954.74
	CARRIED	

COUNCIL & LEGISLATION

NGC-24-082 Annexation Budget and Next Steps
MOVED by Councillor Miller that Council approve the proposed budget adjustments and move forward with next steps.
CARRIED

NGC-24-083 Alberta Municipalities Convention
MOVED by Mayor Gurevitch that all Councillors attend the Alberta Municipalities Convention September 25-27, 2024, at the Westerner Park in Red Deer should their schedules allow.
CARRIED

Bylaw #281-24 Municipal Planning Commission Bylaw
NGC-24-084 MOVED by Deputy Mayor Ludwig that Council give 1st reading to the Municipal Planning Commission Bylaw #281-24 as amended.
CARRIED

NGC-24-085 MOVED by Councillor Miller that Council give 2nd reading to the Municipal Planning Commission Bylaw #281-24 as amended.
CARRIED

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NGC-24-086 MOVED by Mayor Gurevitch that by unanimous consent Council give 3rd reading to the Municipal Planning Commission Bylaw #281-24 at this meeting as amended.

CARRIED UNANIMOUSLY

NGC-24-087 MOVED by Deputy Mayor Ludwig that Council give 3rd and final reading to the Municipal Planning Commission Bylaw #281-24 as amended.

CARRIED

Bylaw #282-24
NGC-24-088

Dog Control Bylaw

MOVED by Councillor Miller that Council give 1st reading to the Dog Control Bylaw #282-24.

CARRIED

NGC-24-089 MOVED by Mayor Gurevitch that Council give 2nd reading to the Dog Control Bylaw #282-24.

CARRIED

NGC-24-090 MOVED by Deputy Mayor Ludwig that by unanimous consent Council give 3rd reading to the Dog Control Bylaw #282-24 at this meeting.

CARRIED UNANIMOUSLY

NGC-24-091 MOVED by Councillor Miller that Council give 3rd and final reading to the Dog Control Bylaw #282-24.

CARRIED

COUNCIL REPORTS

Mayor Gurevitch

- Subdivision and Development Appeal Board Hearing
- Coffee with council

Deputy Mayor Ludwig

- Coffee with council
- Joint Services Committee Meeting

Councillor Miller

- Municipal Planning Committee Meeting
- Municipal Planning Committee Training
- Coffee with council

COMMITTEE REPORTS

Julie Maplethorpe, Summer Village of Jarvis Bay

- Parkland Regional Library Board

CORRESPONDENCE

- Minister McIver Response

NGC-24-092 MOVED by Councillor Miller that Council accept the Council, Committee, and Correspondence items as information.

CARRIED

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NEXT MEETING

NGC-24-093 MOVED by Mayor Gurevitch that the next meeting of Council be held on August 27, 2024, at 9:00 a.m.

CARRIED

Council recessed at 12:37 p.m.

Council reconvened at 12:41 p.m.

CLOSED SESSION

NGC-23-094 MOVED by Deputy Mayor Ludwig that Council move to a closed session to discuss third party business as per FOIP Section 17, at 12:41 p.m.

CARRIED

NGC-23-095 MOVED by Mayor Gurevitch that Council return to an open meeting at 1:11 p.m.

CARRIED

ADJOURNMENT

NGC-24-096 MOVED by Mayor Gurevitch that being the agenda matters have been concluded, the meeting adjourned at 1:11 p.m.

CARRIED

CYRIL S. GUREVITCH, K.C., MAYOR

TANNER EVANS, CAO