

Summer Village of Norglenwold  
Regular Meeting Minutes  
June 24, 2022

*Minutes of a Regular Council Meeting of the Summer Village of Norglenwold, Province of Alberta, held June 24, 2022, in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**PRESENT**

Mayor:	Cyril S. Gurevitch, Q.C.
Deputy Mayor:	Jeff Ludwig
Councillor:	Nav Rattan
CAO:	Tanner Evans
Public Works Coordinator:	Robert Wood
Finance Officer:	Tina Leer
Development Officer:	Kara Kashuba
Recording Secretary:	Teri Musseau
Gallery:	Darryl Innes
	Lane Aurthier
	Lorne Therriault
	Brad MacDonald, MPS, via zoom
	Jane Dauphinee, MPS, via zoom
	Gaye Warthe via zoom
	Mary Brown via zoom
	Hugh Thurston via zoom

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

**AGENDA APPROVAL**

**NGC-22-077** MOVED by Councillor Rattan that the agenda be adopted as amended:

F.1.C. Interim Bylaw Officer  
F.1.D. Dock off Sylvan Lane

CARRIED

**CONFIRMATION OF MINUTES**

**NGC-22-078** MOVED by Mayor Gurevitch that the minutes of the Regular Meeting of Council held on May 27, 2022, be adopted as amended.

CARRIED

**NGC-22-079** MOVED by Deputy Mayor Ludwig that the minutes of the Municipal Planning Commission Meeting held on May 27, 2022, be adopted as presented.

CARRIED

**PUBLIC HEARING**

**BYLAW #267-22** Mayor Gurevitch declared the Public Hearing for Bylaw #267-22 Land Use Bylaw Amendment Bylaw, open at 9:03 a.m.

Mayor Gurevitch provided the procedure for the public hearing.

Jane Dauphinee, from MPS, provided the background on the requested bylaw amendments. Proposed amendments include

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1. Expanded definitions section to include definitions for common terms and uses;
2. Information about the development permit application and notification processes;
3. Information about the subdivision process;
4. Regulations for development and subdivision appeals;
5. Regulations describing the enforcement process;
6. Regulations for setbacks from environmental features to conform to policies in the Summer Village's Intermunicipal Development Plan;
7. Regulations for the placement of recreational vehicles on a lot;
8. Regulations for the development of suites;
9. Requirements for site grading and/or major landscaping;
10. Regulations for maximum fence height in the rear yard (roadside) of a lakefront lot;
11. Regulations for maximum site coverage and minimum vegetative cover requirements.

Mayor Gurevitch asked if any written comments were received.

Ed Reuther from 207 Grand Avenue provided written questions inquiring why a development permit would be required by a resident to keep a recreational vehicle on their own property and why must it be kept on gravel pad or hard surface?

Hugh Thurston from 32 Grand Avenue provided a written submission addressing concerns that affect him with the proposed changes such as mechanical excavation stripping and grading of parcel and object prohibited or restricted in yards.

Mayor Gurevitch asked if anyone would like to speak.

Lorne Therriault from 9 Rustic Road inquired about 3 lanes that have no designation and if there would be definitions under vacation rentals for Airbnb, etc.

Mary Brown from 113 Grand Avenue noted the document provided is confusing, complicated, and hard to read. Definitions were provided but not used in the document. She does not want to see micro wind systems in the Summer Village as they hazardous to birds and bats and add to noise pollution. Mrs. Brown feels bylaw should be based on what residents want. Mrs. Brown will send in written comments to MPS for consideration.

Council had no questions for the speakers.

Thelma and Victor Maris joined the meeting at 9:39 a.m. They had no comments or questions.

Mayor Gurevitch asked the gallery if everyone felt they had an opportunity to be heard. Everyone in attendance, in person and virtually, agreed they had.

Council took a short break at 9:41 a.m. to allow written comments from Mary Brown to be received by MPS prior to closing the hearing.

Mayor Gurevitch reconvened the hearing at 9:45 a.m.

Mayor Gurevitch declared the Public Hearing for Bylaw #267-22

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closed at 9:47 a.m. and noted no further comments or submissions would be received.

**NGC-22-080**      MOVED by Councillor Rattan that Council take no action on the matter at this time and Council discuss at their next meeting.  
CARRIED

**INFORMATION ITEMS**

- 1) Action Items Listing
- 2) Accounts Payable Report
- 3) Public Works Report
- 4) Development Update
- 5) Resident Letter

**NGC-22-081**      MOVED by Councillor Rattan that Administration have “no exit” signs erected for Rustic Crescent and Grand Avenue to mitigate vehicles cutting through Rustic Crescent to access the shoreline.  
CARRIED

**NGC-22-082**      MOVED by Deputy Mayor Ludwig that Council accept the information items as presented.  
CARRIED

**REQUESTS FOR DECISION**

**PLANNING & DEVELOPMENT**

**NGC-22-083**      Encroachment Agreements  
MOVED by Mayor Gurevitch that Council enter into an encroachment agreement with the residents at 99 Grand Avenue with proposed amendments as discussed.  
CARRIED

**NGC-22-084**      Interim Bylaw Officer  
MOVED by Councillor Rattan that Administration explore options for an Interim Bylaw Officer until a permanent solution is in place.  
CARRIED

**NGC-22-085**      Sylvan Lane Dock  
MOVED by Deputy Mayor Ludwig that Council accept the Sylvan Lane Dock discussion as information.  
CARRIED

**COUNCIL REPORTS**

Mayor Gurevitch

- Alberta Health Services correspondence
- Invitation received to attend Town of Sylvan Lake Spray Park grand opening
- Invitation to attend Town of Bentley Fair and Rodeo
- Invitation to participate in town hall regarding funding for small municipalities

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- Invitation to attend tea for long-term Mayor of Eckville
- Traffic concerns on Grand Avenue

Deputy Mayor Ludwig

- No reports

Councillor Rattan

- No reports

Committee Reports

Julie Maplethorpe, Summer Village of Jarvis Bay

- Town of Sylvan Lake Library Board

**NGC-22-086**      MOVED by Mayor Gurevitch to accept the reports as information.  
CARRIED

**NEXT MEETING**

**NGC-22-087**      MOVED by Mayor Gurevitch that the next meeting of Council be held  
on July 29, 2022, at 9:00 a.m.  
CARRIED

**ADJOURNMENT**

**NGC-22-088**      MOVED by Mayor Gurevitch that being the agenda matters have been  
concluded, the meeting adjourned at 10:40 a.m.  
CARRIED

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CYRIL S. GUREVITCH, Q.C., MAYOR

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TANNER EVANS, CAO