

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held August 25, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 8:57 a.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Member at large:	Toby Lampard
Recording Secretary:	Kara Kashuba
Development Officer:	Koralyn Lemmon
Councillor:	Jim McLeod
CAO:	Phyllis Forsyth
Applicants:	Rob Applegate Brad Ferris

AGENDA:

TOBY LAMPARD:
That August 25, 2017 agenda package be adopted as presented.

1413/17

CARRIED

PLANNING AND DEVELOPMENT:

1. 135 Grand Avenue

Councillor McLeod declared conflict of interest and is therefore not sitting for this item as he has been involved with property in a business dealing.

The Municipal Planning Commission reviewed an application from Rob Applegate, for construction of a shed deck, and fence located at 135 Grand Avenue, (Lot 18, Block B, Plan 5108EO). This property is located in the R-S District in the Summer Village on June 22, 2017.

The previous Municipal Planning Commission tabled this item for further information on the following:

- Real property report (to show exact location of structures and their size)
- Clear information on top of escarpment (in order to determine the setback requirements)
- Percentage of site coverage (to ensure it is under the 50% maximum)

This application is before MPC to consider approval of the proposed development for the following reasons:

- The shed's front yard setback of 1.25m, is below the minimum of 15m and requires a variance of 13.75m. Accessory buildings should be located in the rear yard or 15m from the top of the escarpment.
- The deck's front yard setback of 0m, is below the minimum of 3.75m and requires a variance of 3.75m. Attached decks should be 3.75m from the top of the escarpment.
- The proposed fence's height is 1.82m, above the maximum of 1m within the front yard of a parcel and requires a 0.82m variance.

The initials



The board asked applicants and the Development Officer questions regarding application and reasons for the requested variances.

Rob Applegate left the meeting at 9:25 a.m.

PLANNING AND DEVELOPMENT:

1. 4 Ravenscrag Crescent

The Municipal Planning Commission reviewed a second application from Brad & Jill Ferris, for construction of a detached garage located at 4 Ravenscrag Crescent, (Lot 2, Block 10, Plan 8322981). This property is located in the R-E District in the Summer Village.

The previous Municipal Planning Commission denied the first application due to the 3.6 ft. (43.2") building height variance request.

This application is before MPC to consider approval of the proposed development for the following reasons:

- The total floor area of 1152 sq. ft. is listed as a Discretionary Use.
- The height of the building is 17.08 ft., above the maximum of 16.4 ft., and would require a variance of 0.68 ft. (8.16")

The board asked applicants and the Development Officer questions regarding drainage and reason for requested height relaxation.

Koralyn Lemmon and Brad Ferris left the meeting at 9:38 a.m.

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.

The Commission discussed the application.

TOBY LAMPARD:

That the Municipal Planning Commission approve the application for a detached garage at 4 Ravenscrag Crescent with the following conditions:

- Site survey at footing pour to ensure compliance.
- Completions deposit of \$1000.00.
- The exterior of the garage must be finished to match or compliment the exterior finish of the main building.
- Electrical power to be constructed underground.
- Applicant to apply for a development permit for the construction of the future asphalt driveway, parcel coverage to remain under 50%.

1414/17

CARRIED

The initials



Jim McLeod left the meeting at 9:57 a.m.

ED THIESSEN:

That the Municipal Planning Commission approve the application for a deck and shed at 135 Grand Avenue with the following conditions:

- Site survey prior to the commencement of the development, total parcel coverage to be included (50% maximum).
- Completions deposit of \$1000.00.
- The exterior of the shed must be finished to match or compliment the exterior finish of the main building.
- Shed's building height to remain below 8.6 ft. or as constructed.
- Native shrubs to be planted along the top of the escarpment, escarpment to remain unaltered.
- Any damage or erosion to the escarpment will remain land owners responsibility.
- Storm water drainage to be addressed.
- Any changes to the finish of the fence will require prior approval from the Municipal Planning Commission. The finish has to be compatible with surrounding area.
- Fine of \$1,500.00 for not applying for a permit.

1415/17

CARRIED

JIM MCLEOD

That Municipal Planning Commission recommend to Council a review of the Land Use Bylaw on Supplementary Regulations I (1) (6) for possible revisions to allow for some storage near piers.

ADJOURNMENT:

The meeting adjourned at 10:24 a.m.

CHAIR

ADMINISTRATOR

The initials

