

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held December 1, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 1:02 p.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Member at large:	Lorne Therriault
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
CAO:	Phyllis Forsyth
Applicants:	Chris Aldrich

AGENDA:

LORNE THERRIAULT:
That December 1, 2017 agenda package be adopted as presented.

1522/17

CARRIED

PLANNING AND DEVELOPMENT:

1. 99 Grand Avenue

The Municipal Planning Commission reviewed an application from Chris Aldrich for construction of a detached garage with guest house above and a dwelling addition located at 99 Grand Avenue, (Lot 10 Block 5 Plan 5116AE) located in the R-S District.

This application is before MPC for the following reasons:

- The total floor area of the garage is 1536 sq. ft. and is listed as a Discretionary Use.
- Since the dwelling does not conform to the current front yard setback of 7.5m or side yard setback of 1.5m:
 - The front yard setback to the garage of 4.43m meets the regulation "it is not closer to the top of the escarpment than the front wall of the main building", however the main building does not comply with the 7.5m setback, so a variance may be required.
 - The front yard setback to the proposed deck of 0.40m is below the 3.75m minimum and a variance of 3.35m is required, since the dwellings/garages front yard setback isn't 7.5m.
 - A variance for the addition is required, due to the non-conforming dwelling.
- A guest house is listed as a Discretionary Use.

The applicant responded to questions regarding reasons for requested setback variance.

Chris Aldrich and Koralyn Lemmon left the meeting at 1:35 a.m.

The initials



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.

ED THIESSEN:

That the Municipal Planning Commission deny the application for 99 Grand Avenue to construct a detached garage with guest house due to excessive requested setback relaxation.

1523/17

CARRIED

ADJOURNMENT:

The meeting adjourned at 1:45 p.m.

ED THIESSEN, CHAIR

PHYLLIS FORSYTH, CAO

The initials

