

Summer Village of Norglenwold
December 23, 2024
Municipal Planning Commission Minutes
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Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held on December 23, 2024, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jeff Ludwig
Council Member:	Rod Miller
Member-at-large:	Ed Thiessen
CAO:	Tanner Evans
Recording Secretary:	Teri Musseau
Applicant:	Brian Engel, Lakeview Contracting

CALL TO ORDER: Chair Ludwig called the meeting to order at 12:59 a.m.

AGENDA:

MPC-24-013 Moved by Ed Thiessen to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 87 Grand Avenue (Lot 4B, Block 5, Plan 9924305)

An application has been received for the property located at 87 Grand Avenue, Lot 4B, Block 5, Plan 9924305, in the Summer Village of Norglenwold requesting approval for escarpment retaining wall replacement for lakeside stabilization.

Brian Engel left the meeting at 1:21 a.m.

DECISION(S)

1. 87 Grand Avenue (Lot 4B, Block 5, Plan 9924305)

MPC-24-014 Moved by Ed Thiessen that the Municipal Planning Commission approve the application for escarpment retaining wall replacement for lakeside stabilization at 87 Grand Avenue with the following conditions being met to the satisfaction of the Development Officer:

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- The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
- The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.

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- All road bans to be followed that are implemented by Roadata and the administration office.
- All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- \$5,000.00 completions deposit required to ensure development is completed in accordance with the approved development permit.
- Land located below the top of bank/land with slope areas of gradient of 15% or more area to retain in natural state. Variance was granted by the MPC that land is to be left in a natural state, and all areas to remain as is, but re-grading can be completed to complete re-stabilization for the escarpment area.
- 50% of the escarpment area, starting at the existing concrete pad, to be covered by native, deep rooting plants or trees planted in grass or topsoil (no gravel, mulch, or turf).
- Retaining wall proposals are required to include stamped 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

CARRIED

ADJOURNMENT

MPC-24-015

Moved by Chair Ludwig that the Municipal Planning Commission meeting be adjourned at 1:43 p.m.

CARRIED

JEFF LUDWIG, CHAIR

TANNER EVANS, CAO

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