

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held February 2, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 1:04 p.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Councillor:	Jim McLeod
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
Applicants:	Brian Engel

AGENDA:

ED THIESSEN:
That the February 2, 2018 agenda package be adopted as amended:

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C.2. before C.1.

CARRIED

PLANNING AND DEVELOPMENT:

2. 149 Grand Avenue

Lakeview Contracting submitted an application for some landscaping work for the property located at 149 Grand Avenue, (Lot 1A, Block K, Plan 1627RS) and municipal reserve in front of property located in the R-S District.

This application is before MPC for the following reason:

- Mechanized excavation, stripping and grading is listed as a Discretionary Use in both the Residential Shoreline and Community Recreation Districts.

The applicant responded to questions from the Commission members.

Lorne Therriault joined the meeting at 1:11 p.m.

Brian Engel joined left the meeting at 1:12 p.m.

PLANNING AND DEVELOPMENT:

1. 91 Grand Avenue

The Municipal Planning Commission reviewed a second application submitted by Contractor Robert Lee on behalf of the homeowners for a deck located at 91 Grand Avenue, (Lots 5&6, Block 5, Plan 5189HW) located in the R-S District.

This application is before MPC for the following reason:

- The front yard setback to the deck's landing/stairs of 1.92m does not meet the minimum of 3.75m (measured from the top of the escarpment, therefore a variance request of 1.83m is required. (The deck itself is now 3.75m from the

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top of the escarpment).

**PLANNING AND
DEVELOPMENT:**

3. 4 Ravenscrag Crescent

Brad & Jill Ferris were issued a development permit on August 31, 2017 for a detached garage for the property located at 4 Ravenscrag Crescent, (Lot 2, Block10, Plan 8322981). The development was approved with a rear yard eave setback of 8.5ft, above the minimum of 8.2ft.

This application is before MPC for the following reason:

- As per the survey received on January 22, 2018, the rear yard eave setback was constructed at 8.1ft., below the Land Use Bylaw minimum of 8.2ft. Therefore a variance request of 1.2 inches is required.

Koralyn Lemmon left the meeting at 1:23 p.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.

4 Ravenscrag Crescent Decision

LORNE THERRIAULT:

That the Municipal Planning Commission approve the variance request of 1.2 inches and deduct \$200 from the \$1000 deposit for failing to develop in the manner applied for.

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CARRIED

149 Grand Avenue Decision

JIM MCLEOD:

That the Municipal Planning Commission approve the application for 149 Grand Avenue for some landscaping work on their property and on the municipal reserve in front of their property with the following conditions:

- Site survey to confirm parcel coverage is 47%.
- Completions deposit of \$1000.00.
- Shed to be relocated to rear of the property or 15m back from the front property line, with setbacks compliant with the Bylaw.
- Reserve shall not be maintained or disturbed by the owner, it shall be left with its natural grass/shrub/tree cover.

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CARRIED

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91 Grand Avenue Decision

ED THIESSEN:

That the Municipal Planning Commission deny the application for 91 Grand Avenue to construct a deck with landing/stairs due to the minimum front yard setback not being met.

1566/18

CARRIED

ADJOURNMENT: The meeting adjourned at 1:34 p.m.

ED THIESSEN, CHAIR

PHYLLIS FORSYTH, CAO

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