

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held February 22, 2019 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 12:58 p.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Councillor:	Jim McLeod via Zoom
Member at Large:	Lorne Therriault
CAO:	Phyllis Forsyth
Development Officer:	Tanner Evans
Recording Secretary:	Kara Kashuba

AGENDA:

LORNE THERRIAULT:
That the February 22, 2019 agenda package be adopted as presented.

1842/19

CARRIED

PLANNING AND DEVELOPMENT:

1. 85 Grand (Lot 4A, Block 5, Plan 9924305) & 87 Grand Avenue (Lot 4B, Block5B, Plan 9924305)

This application went before the Municipal Planning Commission on March 23rd, 2018, where the Commission tabled the decision in order for Administration to obtain clarification from Alberta Environment and Parks (AEP).

The application went before the Commission again on April 3, 2018 and was withdrawn at that meeting due to a portion of the development being located above/on/below the bank, therefore requiring AEP approval under the Public Lands Act and Water Act and was outside of the municipality's jurisdiction. Since that time, the shoreline has been resurveyed and approved by AEP. All of the proposed development is now located on the applicant's private property.

Previous discussions in MPC and Council took place regarding 87 Grand Ave's Addition Permit being approved with less than 50% impervious surfaces/structures, as per historic practices of the Summer Village. Now, parcel coverage is defined as everything but vegetation. Since 87 Grand Ave is removing front yard decks, this is how their parcel coverage will be below 50%.

This application is before MPC for the following reasons:

- Retaining walls greater than 1m in height above any adjoining grade requires a Development Permit, and is listed under Mechanized Excavation, Stripping and Grading which is a discretionary use.
- Land located below the top of bank/top of escarpment should be in a natural state, variance is required.

The development officer answered questions from the members of the Municipal Planning Commission.

Initials



LORNE THERRIAULT:

That the Municipal Planning Commission approve the application for the retaining wall and escarpment with the following conditions:

- All standard development permit conditions.
- \$2,000.00 Completions Deposit required.
- Front yard shed to be relocated to the rear yard or 15m back from the property line.
- 1-2m no mow zone consisting of native and wild grasses and deep rooting plants.

1843/19

CARRIED

ADJOURNMENT: The meeting adjourned at 1:14 p.m.

ED THIESSEN, CHAIR

PHYLLIS FORSYTH, CAO

Initials

