

Summer Village of Norglenwold
February 25, 2021
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 February 25, 2021 at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Ed Thiessen via Zoom
Member at Large:	Ray George via Zoom
CAO:	Tanner Evans via Zoom
Development Officer:	Kara Kashuba via Zoom
Recording Secretary:	Teri Musseau
Delegates:	Brian Engel via Zoom

CALL TO ORDER: Chair Thiessen called the meeting to order at 8:00 a.m.

AGENDA:

MPC-21-008 Moved by Ray George to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. Landscaping/Mechanized Excavation

Application for stairs at 215 Grand Avenue (Lot 4 Block 3 Plan 2203KS).

Keisha Souster joined the meeting at 8:03 a.m.

Chris Wallace joined the meeting at 8:06 a.m.

Matt Souster joined the meeting at 8:07 a.m.

Brian Engel left the meeting at 8:09 a.m.

2. Dwelling

Application for stairs at 41 Grand Avenue (Lot 1 Block 3 Plan 5116AE).

Kara Kashuba, Matt Souster, Keisha Souster, and Chris Wallace left the meeting at 8:17 a.m.

MPC-21-009 Moved by Ray George to approve the application for landscaping/mechanized excavation at 215 Grand Avenue subject to the following conditions being met to the satisfaction of the Development Officer:

- Completions Deposit of \$1,000.00
- At minimum, 20 native shrubs/trees to be planted.
- Minimum 1m no mow zone required adjacent to lake.
- Site inspections are required and approved during constructions
- Soil sampling and basic testing to be conducted during construction to verify conditions and suitability of subsurface soils within the slope area

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- Where necessary, medication of the excavation approach and new slope construction will be addressed and discussed to maintain the slope stability
- Erosion controls to be checked and required future maintenance where applicable

CARRIED

MPC-21-010

Moved by Ed Thiessen to approve the application for a dwelling at 253 Grand Avenue subject to the following conditions being met to the satisfaction of the Development Officer:

- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The height of the dwelling shall not exceed 10m (32.81ft.) in building height measured from grade.
- Completions Deposit of \$5,000.00
- Footing check survey required from an Alberta Land Surveyor at the time of footings prior to continuation of construction.
- Final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- 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 responsibly of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- Planting of shrubs and existing natural areas to be done according to the landscaping plan.

CARRIED

ADJOURNMENT

MPC-21-011

Moved by Chair Thiessen that the Municipal Planning Commission meeting be adjourned at 8:2 a.m.

CARRIED

ED THIESSEN, CHAIR

TANNER EVANS, CAO

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