

Summer Village of Norglenwold
January 20, 2023
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 January 20, 2023, at the Summer Villages on Sylvan Lake Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jeff Ludwig
Council Member:	Nav Rattan
Member at Large:	Stuart McKellar via zoom
CAO:	Tanner Evans via zoom
Development Officer:	Kara Hubbard
Recording Secretary:	Teri Musseau
Applicant:	Brian Engel

CALL TO ORDER: Chair Ludwig called the meeting to order at 8:30 a.m.

AGENDA:

MPC-23-001 Moved by Councillor Rattan to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 85 Grand Avenue – escarpment retaining walls

Application for escarpment retaining walls at the property located at 85 Grand Avenue. (Lot 4A, Block 5, Plan 9924305).

MPC-23-002 Moved by Councillor Rattan that the Municipal Planning Commission approve the application for a lakeside retaining walls at 85 Grand Avenue with the following conditions being met to the satisfaction of the Development Officer:

- Completions deposit of \$5,000.00.
- A security in the form of an irrevocable letter of credit required up to the value of 125% of the estimated cost of the proposed landscaping to ensure that the landscaping is carried out with reasonable diligence, to the satisfaction of the development authority.
- Planting of shrubs and trees to be done according to the landscaping plan. The no mow zone shall be a buffer strip of vegetation that includes native plantings that let aquatic vegetation grow to maintain a stable natural state, a no mow zone allows native plants to seed and reestablish.
- Provincial approval is required for any work on the shoreline and shall be submitted to administration prior to work commencing.
- Development to be followed according to the recommendations in the geotechnical report.
- 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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- A final as build real property report from an Alberta Land Surveyor at completion of landscaping that includes parcel coverage.
- A railing be added to the retaining walls compliant with Alberta Safety Code regulations.

CARRIED

ADJOURNMENT

MPC-23-003

Moved by Chair Ludwig that the Municipal Planning Commission meeting be adjourned at 8:40 a.m.

CARRIED

JEFF LUDWIG, CHAIR

TANNER EVANS, CAO

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