

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held November 2, 2017 in the Summer Village Administration Office at Sylvan Lake, Alberta.

CALL TO ORDER:

The Meeting was called to order at 10:00 a.m. by Deputy Mayor Thiessen with the following being present:

Chair:	Ed Thiessen
Councillor:	Jim McLeod
Member at large:	Toby Lampard
Development Officer:	Koralyn Lemmon
Recording Secretary:	Teri Musseau
CAO:	Phyllis Forsyth
Applicants:	Andrea Swainson Steve Swainson

AGENDA:

JIM MCLEOD:
That November 2, 2017 agenda package be adopted as presented.

1492/17

CARRIED

PLANNING AND DEVELOPMENT:

2. 197 Grand Avenue

The Municipal Planning Commission reviewed a development permit issued to Sorento Custom Homes for construction of a dwelling located at 197 Grand Avenue, (Lot 9, Block 9, Plan 2203KS) located in the R-S District with a maximum parcel coverage of 50%.

This permit is before MPC for the following reason:

- The maximum parcel coverage is 50%, the owners constructed 51.5% parcel coverage and are asking for 1.5% variance request.

Robert Lee and Lorna Pregody joined the meeting at 10:07 a.m.

Applicants presented their case to the Municipal Planning Commission and Commission members asked questions regarding the parcel coverage overage.

Steve and Andrea Swainson left the meeting at 10:29 a.m.

PLANNING AND DEVELOPMENT:

1. 91 Grand Avenue

The Municipal Planning Commission reviewed an application from Robert Lee, Contractor, for construction of a deck located at 91 Grand Avenue, (Lot 5 & 6, Block 5, Plan 5189HW) located in the R-S District.

This application is before MPC to consider approval of the proposed development for the following reason:

- The front yard setback of 1.12m does not meet the minimum of 3.75m (measured from the top of the escarpment) therefore a variance is required.

The initials



The Contractor responded to questions regarding reasons for requested setback variance.

Robert Lee, Lorna Pregody and Koralyne Lemmon left the meeting at 10:44 a.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.

JIM MCLEOD:

That the Municipal Planning Commission approve the parcel coverage variance for 197 Grand Avenue as requested making the property illegal non-conforming with any future hard landscaping changes requiring approval from the Municipal Planning Commission.

1493/17

CARRIED

TOBY LAMPARD:

That the Municipal Planning Commission deny the application at 91 Grand Avenue due to excessive requested variance.

1494/17

CARRIED

ADJOURNMENT:

The meeting adjourned at 11:11 a.m.

ED THIESSEN, CHAIR

PHYLLIS FORSYTH, CAO

The Initials

