

Summer Village of Norglenwold
September 1, 2021
Municipal Planning Commission Minutes
Page 1 of 3

Minutes of a Municipal Planning Commission Meeting of the Summer Village of Norglenwold, Province of Alberta, held September 1, 2021, at the Summer Village Administration Office in Sylvan Lake, Alberta.

PRESENT:

Chair:	Jeff Ludwig
Council Member:	Nav Rattan via Zoom
Member at Large:	Lorne Therriault
CAO:	Tanner Evans
Development Officer:	Kara Kashuba
Recording Secretary:	Teri Musseau
Delegates/Gallery:	Gerald Miller
	Laura Miller
	Dwayne Beck
	Pat Sinclair
	Reg Radford
	Ed Ruether
	Diana Ruether
	Ashley Brant via Zoom

CALL TO ORDER: Chair Thiessen called the meeting to order at 9:04 a.m.

AGENDA:

MPC-21-033 Moved by Lorne Therriault to approve the agenda as presented.
CARRIED

DEVELOPMENT APPLICATIONS

1. 355 Last Chance Way – garage with guest house

Application for garage with guest house at 355 Last Chance Way (Lot 4, Block 1, Plan 2857TR).

2. 205 Grand Avenue – detached dwelling and escarpment work

Application for detached dwelling and escarpment work at 205 Grand Avenue (Lot 13, Block 2, Plan 2203KS).

Kara Kashuba, Gerald Miller, Laura Miller, Ashley Brant, left the meeting at 9:41 Ed Rutherford, Diana Rutherford, Pat Sinclair, Dwayne Beck, and Reg Radford left the meeting at 9:41 a.m.

MPC-21-034 Moved by Nav Rattan to deny the application for detached dwelling and escarpment work at 205 Grand Avenue due to the following reasons:

- The Municipal Development Plan 6.3.6. states Norglenwold shall not allow development adjacent to or near the shores of the Lake, including reserves, and other open spaces, unless the proponent can demonstrate to the satisfaction of the Summer Village the development will not:
(a) reduce lake water quality;

Initials

Summer Village of Norglenwold
September 1, 2021
Municipal Planning Commission Minutes
Page 2 of 3

- (b) degrade fish or wildlife habitat;
- (c) adversely impact the area's visual or natural quality through inappropriate or excessive removal of vegetation, and
- (d) lead to soil erosion or instability or damage to the bank or shore.
- More information is required on the necessity of the proposed escarpment. A second Geotechnical Report from a different company is recommended to confirm bank stability. Allowing said variance could hinder future development of adjacent landowners. The requested variance is over 30% and considered to be excessive.
- The side yard setback does not mean the requirements as outlined in the Land Use Bylaw. Allowing said variance could hinder future development of adjacent landowners.

CARRIED

MPC-21-035

Moved by Nav Rattan to approve the application for garage with guest house including a 2-inch variance for the eaves into the side yard setback at 355 Last Chance Way subject to the following conditions being met to the satisfaction of the Development Officer:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.
- Electrical power from the property line to any buildings situated on this parcel to be constructed underground.
- The exterior of an accessory building must be finished to match or compliment the exterior finish of the main building.
- In situations where a detached dwelling is being rented out and there is a guest house on the parcel, the guest house shall not be rented out to a separate party than those renting the detached dwelling.
- Height of the accessory building shall not exceed 7.62m (25ft.).
- Guest house means an accessory building containing sleeping facilities for temporary usage only and may have a bathroom but shall not have a kitchen or other cooking facilities.
- 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.
- Completions Deposit of \$5,000.00
- Landscaping to be completed according to landscaping plan.

CARRIED

ADJOURNMENT

MPC-21-036

Moved by Chair Thiessen that the Municipal Planning Commission meeting be adjourned at 9:57 a.m.

CARRIED

Initials

Summer Village of Norglenwold
September 1, 2021
Municipal Planning Commission Minutes
Page 3 of 3

JEFF LUDWIG, CHAIR

TANNER EVANS, CAO

Initials