

NOTICE OF DECISION

Municipal Planning Commission

March 17, 2026

RE: DP AMENDMENT APPLICATION – LAKESIDE (FRONT YARD) ACCESSORY BUILDING – 85 GRAND AVENUE

An application for an amendment to Development Permit #231310 was submitted to the Municipal Planning Commission for a lakeside (front yard) accessory building located at 85 Grand Avenue (Lot 4A, Block 5, Plan 9924305) in the Summer Village of Norglenwold.

Finding of Fact:

Upon review of the submitted application, the Municipal Planning Commission makes the following finding:

1. Land Use Bylaw, Section 9 – Lakeside Buildings:
No buildings shall be located on or project over the escarpment. The proposed lakeside accessory building is located within the escarpment area, therefore a 100% variance was required.

Decision:

After due consideration, the Municipal Planning Commission denies the requested variance for the lakeside accessory building at 85 Grand Avenue due to the following:

Land Use Bylaw, Section 1-1.4 Definitions:

Accessory Building: A building separate and subordinate to the principal building, the use of which is incidental to that principal building and is located on the same parcel of land and includes, in the residential districts, such things as storage sheds, garages, and a guest house. Accessory buildings are not intended for commercial purposes and do not include sea cans. Accessory buildings shall not be located in the lakeside front yard of a property.

Land Use Bylaw, Section 1-3:

Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

- a. "shall" and "must" means mandatory compliance;
- b. "should" means compliance in principle, but is subject to the discretion of the Development Authority where compliance is impracticable or undesirable because of relevant planning principles or circumstances unique to a specific application; and
- c. "may" means discretionary compliance or a choice in applying regulation. The regulation can be applied, enforced or implemented if the Development Authority chooses to do so. Application may depend on site specific circumstances.

Appeal:

This decision involves a discretionary use/variance request and is appealable to the Subdivision and Development Appeal Board, as per Part 17 of the Municipal Government Act. Should you wish to appeal this decision, appeal forms, guides, and processes can be found on the village website at:
<http://www.sylvansummervillages.ca/planning--development.html>

Appeals must be received **within 21 days** of the date of this notice. For further information or questions regarding the appeal process, please contact the Clerk at 403-887-2822.