

NOTICE OF DECISION

Municipal Planning Commission

March 13, 2023

RE: DEVELOPMENT APPLICATION – ESCARPMENT FENCE

An application was submitted for a fence on the escarpment located at 257 Honeymoon Drive (Lot 13, Block 6, Plan 0323448) in the Summer Village of Norglenwold. The proposed development required a variance.

Finding of Fact:

Upon hearing and considering the representations and the evidence of the parties concerned the Commission find the facts in the matter to be as follows:

1. Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

Decision of the Municipal Planning Commission:

The Summer Village of Norglenwold's Municipal Planning Commission decided to deny the application because as the application is not compliant with the Land Use Bylaw as below:

1. The land located below the top of bank/top of escarpment should be in a natural state.
2. The fence could be located at the top of the escarpment without requiring a variance.
3. A variance is considered only where warranted by the merits of the proposed development and in response to irregular lot lines, parcel shapes, or site characteristics which create difficulties in siting structures with the required setbacks or in meeting the usual bylaw requirements.

Since none of the above apply, a variance is not approved.



Summer Villages on Sylvan Lake
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5
(403) 887-2822

Appeal:

Discretionary Use/Variance Request Applications are appealable to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. Written statements relevant to the development and reasons for appeal along with a \$400.00 appeal fee should be submitted to the Secretary of the Subdivision and Development Appeal Board of the Summer Village of Norglenwold, #2 Erickson Drive, Sylvan Lake, Alberta T4S 1P5, within 21 days following the date of this notice. For further information contact the Secretary of the Subdivision and Development Appeal Board, Teri Musseau at 403-887-2822.