

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF NORGLNWOLD
SUMMER VILLAGES ADMINISTRATION OFFICE
AUGUST 6, 2021 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1. 333 Honeymoon Drive

D. ADJOURNMENT

Summer Village of Norglenwold – Municipal Planning Commission**August 6, 2021****Agenda Item****333 Honeymoon Drive (Lot 4, Block 1, Plan 350HW)****Development Permit Application****Background:**

An application was submitted on behalf the registered owners for a garage with guest house located on the property of 333 Honeymoon Drive (Lot 4, Block 1, Plan 350HW) in the Summer Village of Norglenwold. This property is located in the R-S District (Shoreline Residential). Dwelling plans were also applied for and are permitted with no variances required and meet all other requirements. The application before the Municipal Planning Commission is for the detached garage with guest house only. The proposed garage with guest house meets the setback and height requirements. The proposed lot coverage would be 31.4% and under the maximum 50%. The guest house will not have kitchen or other cooking facilities.

Discussion:

This application is before MPC for the following reasons:

- Guest House is listed a discretionary use, therefore the decision must come from the Municipal Planning Commission.
- An accessory building's footprint shall be no larger than 92.9 m² (1000 ft²) in the Shoreline Residential District and the proposed footprint is 102.4 m² (1,103 ft²).

Recommendation:

A "discretionary use" means a use which may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made. After reviewing the application and all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use. The garage with guest house would be considered subordinate as it is secondary to the principal use, which is the main dwelling and is smaller in size. Adjacent landowners have been notified of the proposed development and no response has been received.

Conditions:

If approved, Administration would recommend the following conditions:

- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.

July 29, 2021

- 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.
- Completions Deposit of \$5,000.00
- Landscaping to be completed according to landscaping plan.

Authorities:

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
 - With or without conditions;
 - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
 - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

Decision:

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (Section 642 of the MGA), or
2. Deny the application stating reasons why (Section 642(4) of the MGA).

July 29, 2021



DeJONG DESIGN ASSOCIATES LTD.

T 403.640.9440
T 250.430.9330
F 403.640.9049
1217 10th Ave SE, Calgary, Alberta
T2G 0W6 www.dejongdesign.com

June 15, 2021

The Summer Village of Norglenwold
Bay 8, 14 Thevenaz Industrial Trail
Sylvan Lake, Alberta

Attention: Development and Planning Department,

**Re: Development Permit
Site Address**

#333 HONEYMOON DRIVE, SYLVAN LAKE

We would like to apply for a Development Permit for the address listed above. Along with a set of Development Permit drawings, we have included this document with some additional information regarding our submission.

Statement of Existing and Proposed Uses

The former use was as a detached dwelling.

For the new development, the intended uses are as follows:

- 1) Permitted Use: Detached dwelling (no change)
- 2) Discretionary Use: Accessory building where the total floor area is over 37 m² (398.26 ft²)
- 3) Discretionary Use: Guest House

Tree Removal Information

Trees will be removed in order to clear a location for the proposed garage/guest house to be built. The goal will be to remove the least number of trees as possible to allow for the building's construction. The proposed driveway will be positioned similarly to the original driveway that is there currently. This will prevent needing to have any trees removed to accommodate the driveway's approach.

Abandoned Oil/ Gas Well

Please see the attached PDF documents, taken from the Alberta Energy Regulator website, showing the location of abandoned oil/gas wells nearby. None of these are located directly on the parcel in question. As per our email communication with the Summer Village Administration, we were informed that it is not required that we provide confirmation from the Energy Resources Conservation Board (ERCB) specifically in identifying abandoned oil/gas wells.

Statement of Intent

The current dwelling on the property has been a part of the client's family since the 1950's. With such a rich family history in place, the purpose of this project is to provide the client with a gracious home to enjoy by all generations. The intent for this development is to have it feel like a cabin, and not just a home. The client specifically requested a home that is a single storey in height, to prevent an overly dominating appearance with the surrounding landscape.

With the aforementioned considerations in mind, the home has been designed with an open communal area in the center of the dwelling, and private spaces for bedrooms and bathrooms on each side. The design essentially provides two "wings", each with a master bedroom and two other bedrooms to accommodate many people visiting at the same time.

The basement will be unfinished originally, with the option of development in the future. This is a space that could eventually house two more future bedrooms, and another communal gathering area for family (family/games room).

The garage, and the adjacent guest house will provide parking, and additional temporary sleeping arrangements. Because of the floor area of the garage, it falls under the discretionary use category. The guest house is considered as a discretionary use as well. We would like to request a relaxation to exceed the 92.9² (1000 ft²) maximum footprint for an accessory building in the Shoreline Residential district. Our proposed garage/guest suite would come in at 102.47² (1,103.00 ft²). Although we are slightly exceeding the maximum accessory building footprint, the garage/guest suite is more than 3'-6" lower than the maximum guest house height allowance of 7.62 m (25'-0" ft). Also, when considering the street presence and the parcel coverage of the proposed buildings, this project is one of the more sensitive developments on the lake.

Certificate of Title

Please see the attached Certificate of Title indicating ownership and encumbrances.

Proof of Warranty Coverage

This information will be provided by the builder.

Garbage Removal Plan During Construction

The garbage removal process will be as per the builder's typical protocol.

Please feel free to contact our office with any question or concerns.

Sincerely,

A solid black rectangular box used to redact a signature.

This drawing supersedes previous issues.

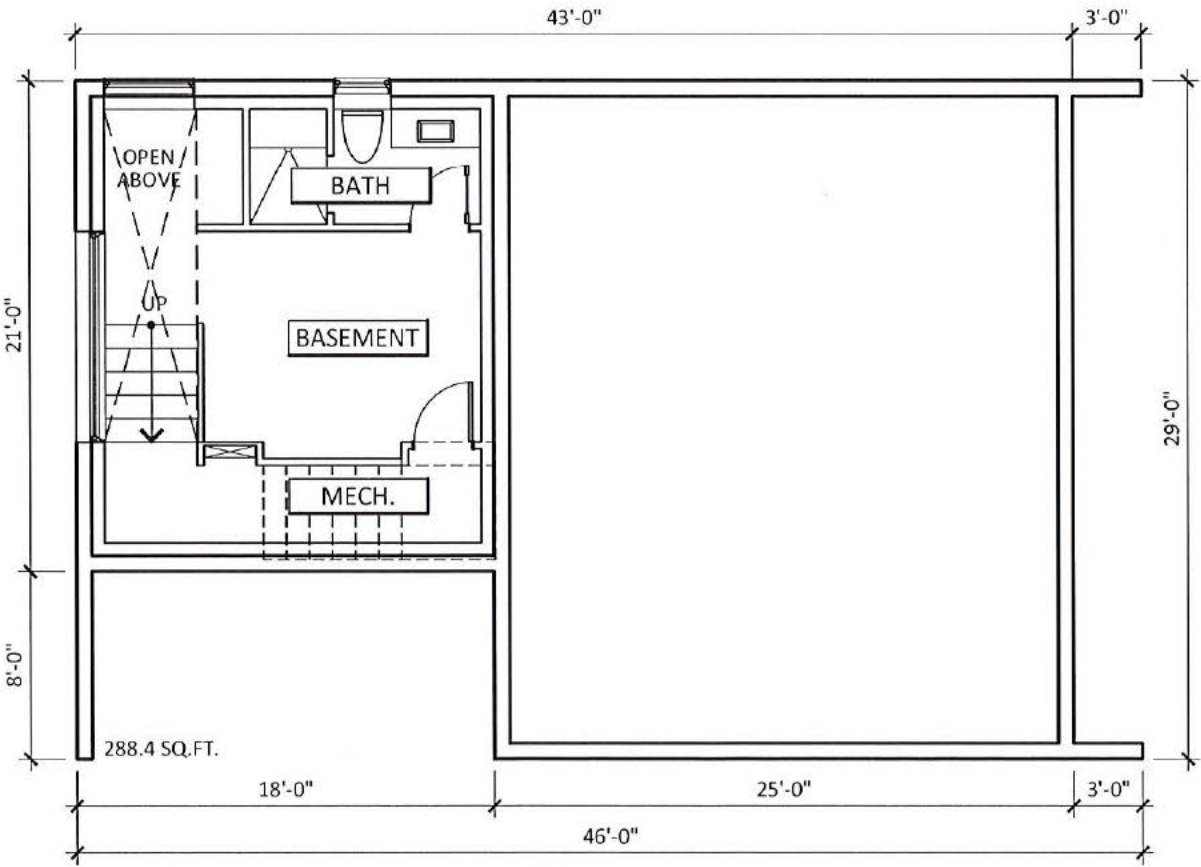
SCALE:: AS NOTED SHEET::
FILE:: [REDACTED] DP-1.1
DRAWING:: RD
DATE:: JULY 2021

Page 6 of 14

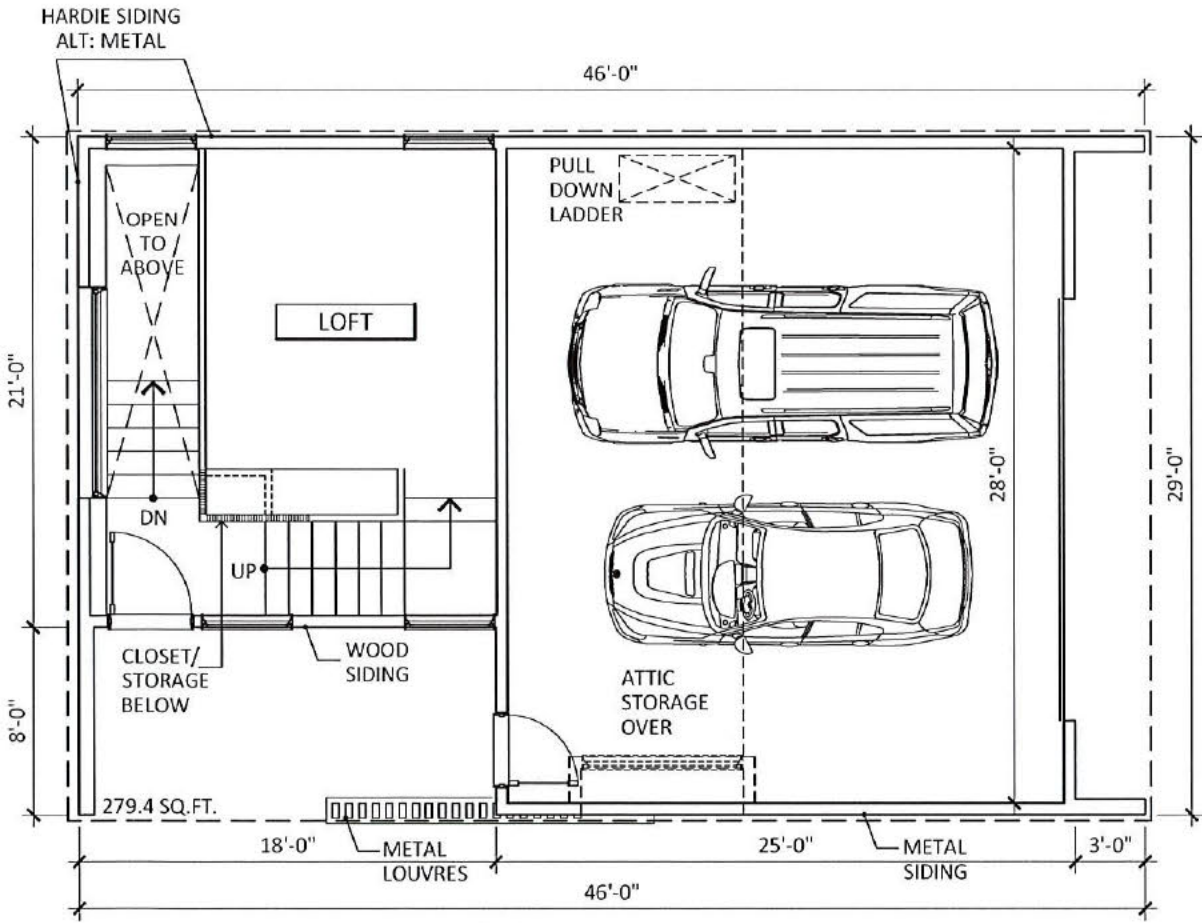


NOTES ::
Verify all dimensions, elevations, and datum's; report any errors and/ or discrepancies to the designer prior to construction.
All drawings remain the property of the designer.
This design and drawing may not be reproduced without permission of the designer.
Do not scale drawings.
This drawing supersedes previous issues.

NOT FOR
CONSTRUCTION



1 GARAGE BASEMENT PLAN
DP-4.0 SCALE: 1/8"=1'-0"



2 GARAGE LOFT PLAN
DP-4.0 SCALE: 1/8"=1'-0"

| |
|--------------|
| REVISIONS:: |
| ISSUED FOR:: |
| PROJECT:: |

(SYLVAN)
#333 HONEYMOON
DRIVE
SUMMER VILLAGE
OF NORGLNWOLD

TITLE::
GARAGE
FLOORPLANS

| | | |
|---------|-----------|---------|
| SCALE:: | AS NOTED | SHEET:: |
| FILE:: | | DP-4.0 |
| DRAWN:: | RD | |
| DATE:: | JULY 2021 | |

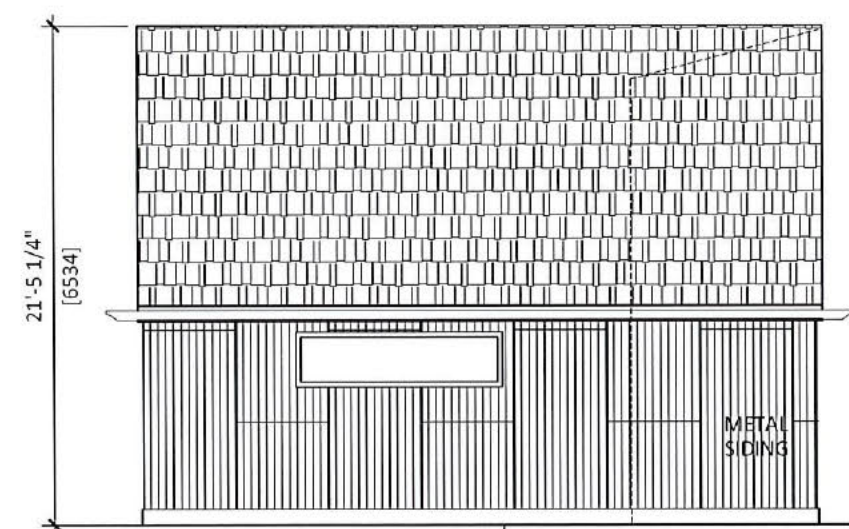
DP RESUBMIT

Dca

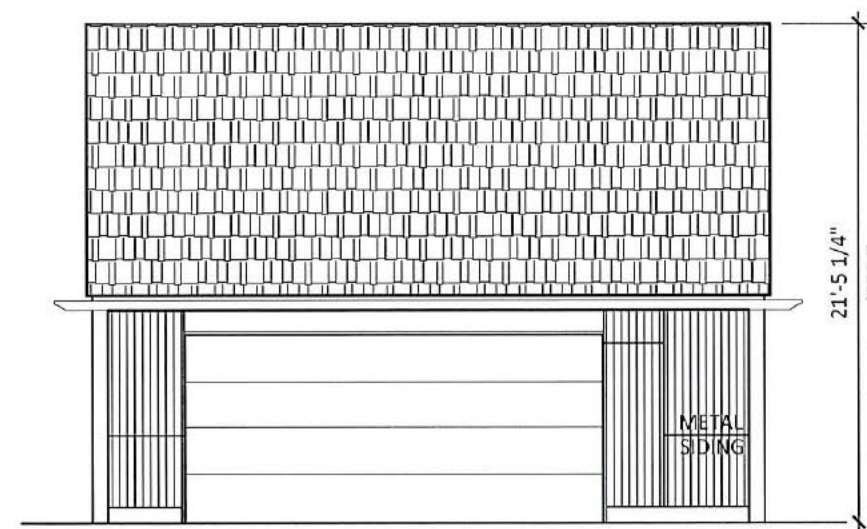
DeJONG DESIGN ASSOCIATES
LTD

NOTES ::
Verify all dimensions, elevations, and datum's; report any errors and/or discrepancies to the designer prior to construction.
All drawings remain the property of the designer.
This design and drawing may not be reproduced without permission of the designer.
Do not scale drawings.
This drawing supersedes previous issues.

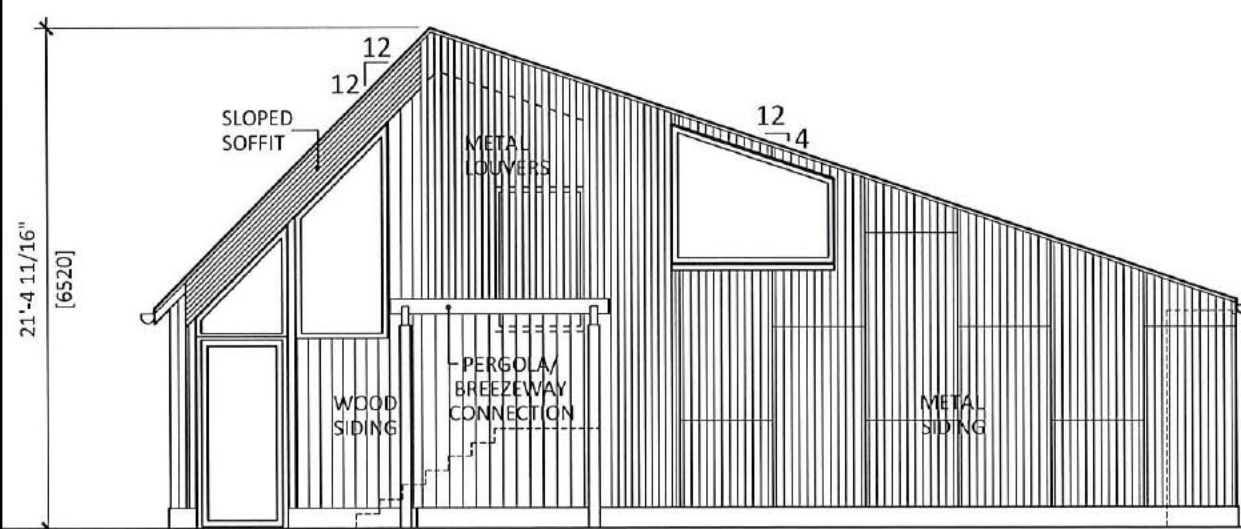
NOT FOR CONSTRUCTION



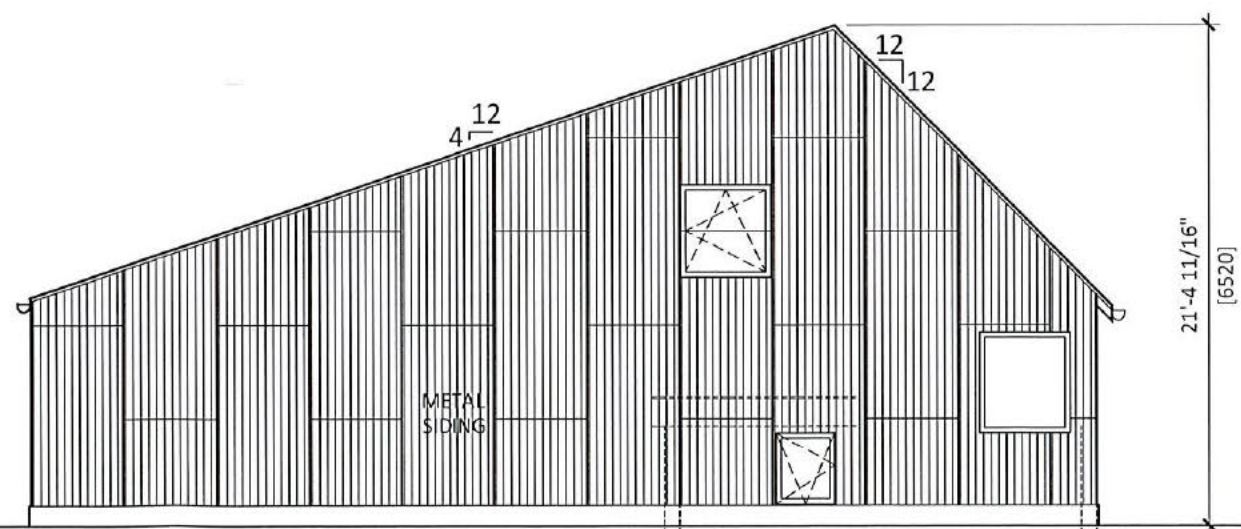
1 GARAGE EAST ELEVATION
DP-4.1 SCALE: 1/8"=1'-0"



2 GARAGE WEST ELEVATION
DP-4.1 SCALE: 1/8"=1'-0"



3 GARAGE NORTH ELEVATION
DP-4.1 SCALE: 1/8"=1'-0"



4 GARAGE SOUTH ELEVATION
DP-4.1 SCALE: 1/8"=1'-0"

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

REVISIONS::

ISSUED FOR::

PROJECT::

(SYLVAN)
#333 HONEYMOON
DRIVE
SUMMER VILLAGE
OF NORGLENWOLD

TITLE::

GARAGE
ELEVATIONS

| | | |
|---------|-----------|---------|
| SCALE:: | AS NOTED | SHEET:: |
| FILE:: | | DP-4.1 |
| DRAWN:: | RD | |
| DATE:: | JULY 2021 | |

DP RESUBMIT

Dda

DeJONG DESIGN ASSOCIATES
LTD





