

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF NORGLNWOLD  
SUMMER VILLAGES ADMINISTRATION OFFICE  
JANUARY 27, 2017 @ 8:30 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
  - 1. 87 Grand Avenue
- D. ADJOURNMENT**

## ***Summer Villages of Norglenwold – Municipal Planning Commission***

### ***Agenda Item***

#### ***87 Grand Ave (Lot 4B Block 5 Plan 9924305)***

#### ***Development Permit Application***

##### **Background:**

Darlene Cadman from 87 Grand Ave (Lot 4B Block 5 Plan 9924305) submitted a complete application on January 11th 2017, for the construction of a fence. The fence will be constructed along the rear and side yards only, on top of existing retaining walls.

##### **Discussion:**

This application is before the MPC for the following reasons:

- The total height of the fence on top of the retaining wall will be 7.87 ft., above the maximum of 6.56 ft. A 1.31 ft. (15.7 inches) variance is being requested. *(If the applicant only constructed a 3 ft. fence as per the Alberta Building Code, the total height would be 6.93 ft., above the maximum of 6.56 ft., and a variance of 0.37 ft. (4.4 inches) would be required.)*

Administration would request that if approved the following conditions be added:

- A completions deposit of \$500.00.
- Fence to match existing driveway gate in material, style, and color.
- Any change to the finish of the fence will require approval from the Municipal Planning Commission.
- Fence to be constructed a maximum of 3 ft. as per the Alberta Building Code, bringing the total height of the retaining wall and fence to 6.93 ft. (instead of the 7.87ft. that was requested).

##### **Municipal Planning Commission's Options:**

- Approve the application as is,
- Deny the application stating reasons why, or
- Defer the application requesting more information.



December 16, 2016

Summer Villages - Norglenwold  
Bay 8, 14 Thevenaz Industrial Trail  
Sylvan Lake, AB

ATTN: Koralyn Coughlin

RE: 87 Grand Ave Fence Application for Development Permit

My residence - 87 Grand Avenue, Norglenwold - recently completed construction of an addition to the existing home. That approved DP application included retaining walls, landscaping and new yard development along Grand Ave.

I am applying to have permission to construct an aluminum fence - similar to the detailing of the current gate to the property. This fence is located on the attached site plan as a dotted line along the property line nearest the road setback, and on the retaining walls on each side of the yard.

The East side retaining wall is currently 1.2m tall at its highest point and we would like to add the fence of 1.2m on this retaining wall to a total height of 2.4m. At the stair, the fence will follow down as a railing and then return to the east and connect to the corner of the existing chainlink fence of 85 Grand Ave. Once the fence lands on the bottom of the stair, it will continue at a total height similar to the chain link.

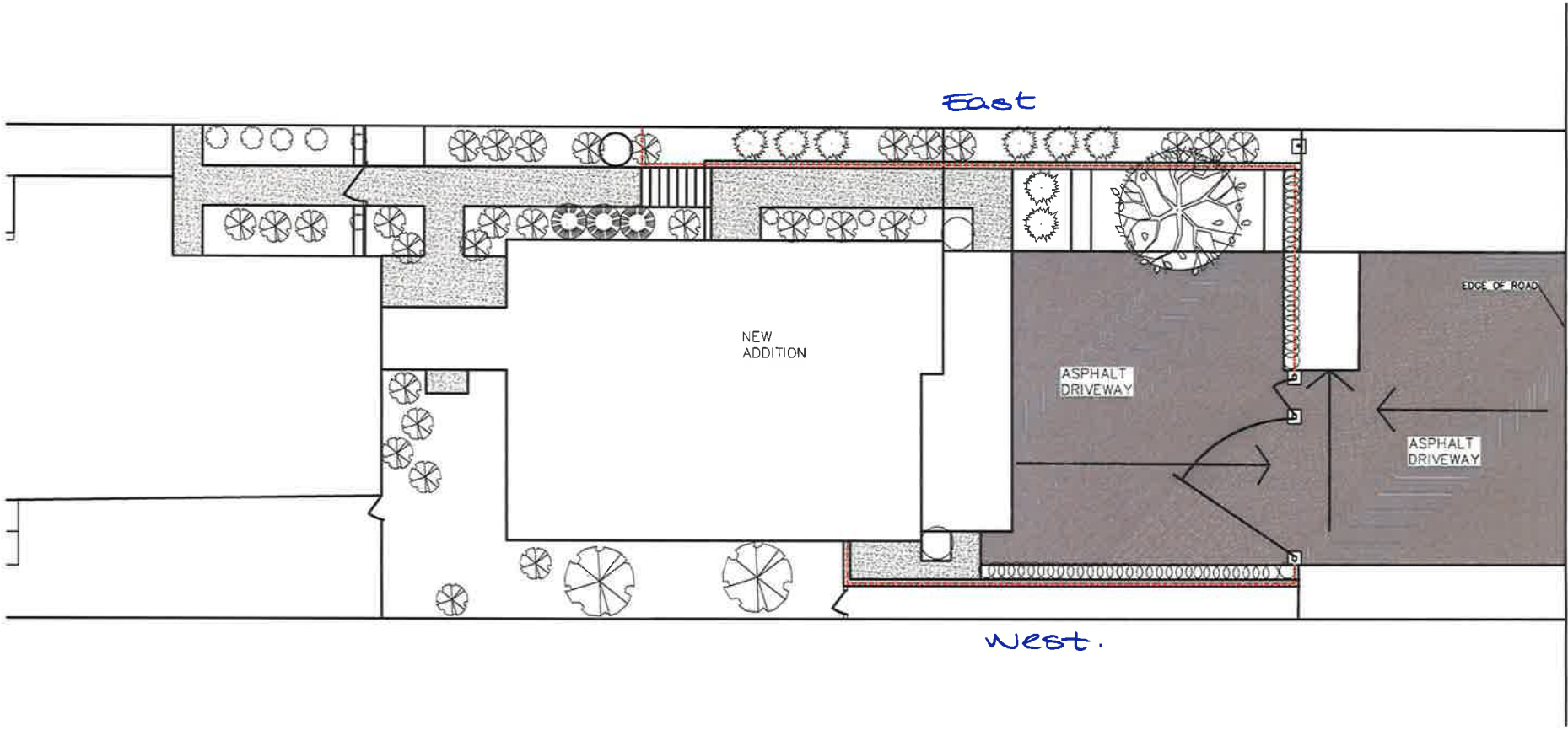
The West side retaining wall is 1.1m at its highest point and we would like to add fence on top of that retaining wall of approx 1.2m for a total height of 2.3m. As noted on the site plan, the fence will connect to the house on that side.

The fence will be constructed of black powder coated aluminum and will not be a privacy style. The pickets are spaced out to allow for visibility into and out of the property. The intent of the fence is for security and safety of our home, valuables and persons.

Please consider the relaxation required for the overall height of this fence and let us know if it is viable as soon as possible.

Thank you,

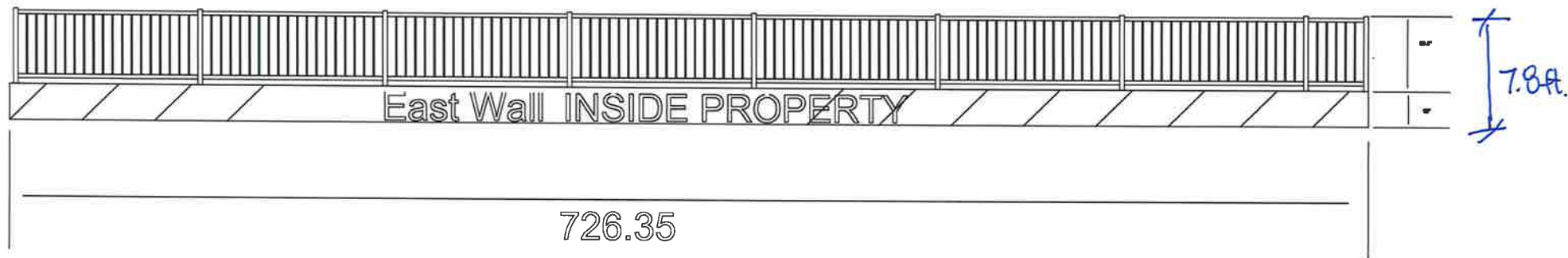
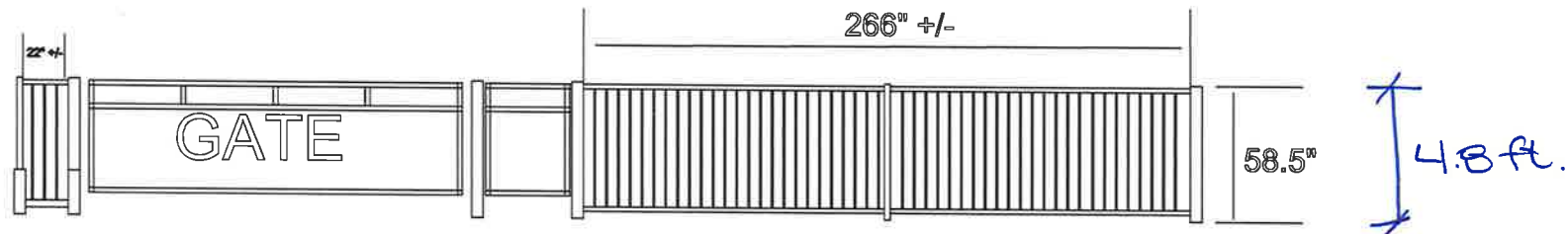
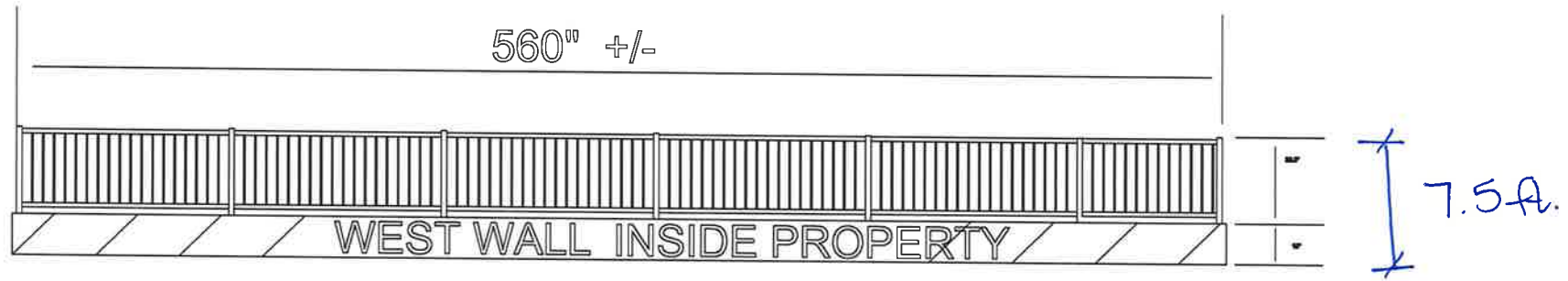
Darlene Cadman



PROCEED  
DEC 16 2015

SITE PLAN  
NTS

DEC 23 2016





Neighbors Fence = 6 ft.  
87 Grand Ave's Fence = 7.5 ft.  
(includes retaining wall)

\*Fence will match existing  
driveway gate.



Neighbors Fence = 5'  
87 Grand Ave's Fence = 4'  
(at bottom of stairs)

87 Grand Ave's Fence = 7.8 ft  
(includes retaining wall)