

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF NORGLIWOLD
SUMMER VILLAGES ADMINISTRATION OFFICE
APRIL 3, 2018 @ 1:00 P.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1. Tabled 85 & 87 Grand Avenue from March
- D. ADJOURNMENT**

Summer Villages of Norglenwold – Municipal Planning Commission

Agenda Item

85 (Lot 4A Block 5 Plan 9924305) & 87 Grand Ave (Lot 4B Block 5 Plan 9924305)

Development Permit Applications

Background:

This application went before the Municipal Planning Commission on March 23rd 2018, in which the Commission tabled the decision in order for Administration to obtain clarification from Alberta Environment and Parks (AEP). A decision on this application must be made by the Commission before/on April 6th 2018, otherwise it is deemed as refused.

Structures being built along the bank of the lake requires approvals under the Public Lands Act and Water Act. AEP's approval was for rip rap (rocks) only, not for rebuilding the retaining walls.

The proposed building materials of this development would be verified by Superior Safety Codes/AEP/Development Officer, as well as confirming the development is constructed within their respective approvals/laws.

As per recent discussions in MPC and Council, 87 Grand Ave's Addition Permit was approved with less than 50% impervious surfaces/structures, as per historic practices of the Summer Village. Now, parcel coverage is everything but vegetation. Since 87 Grand Ave is removing front yard decks, this is how their parcel coverage will be below 50%.

Discussion:

This application is before MPC for the following reasons:

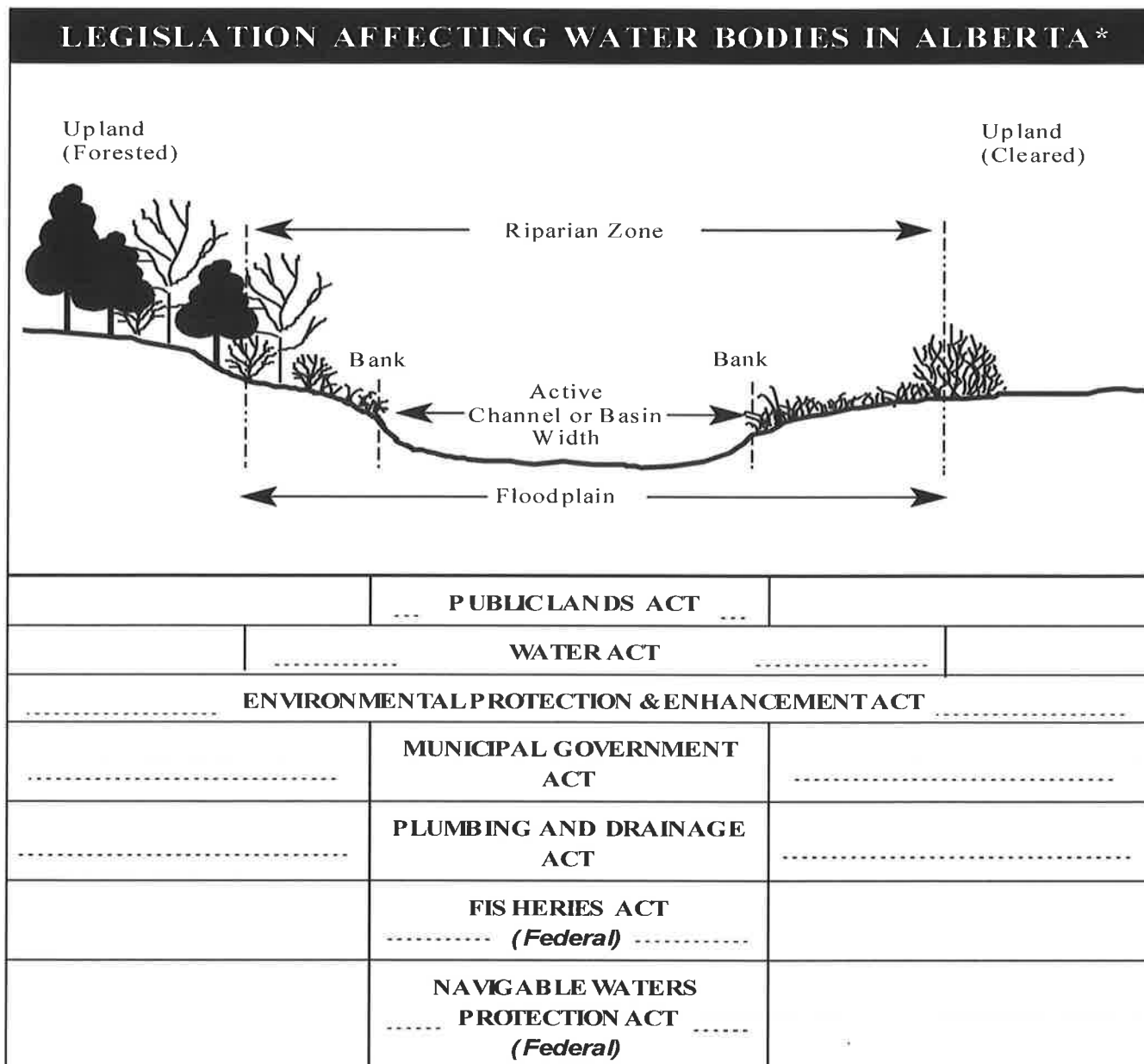
- Mechanized Excavation, Stripping and Grading is listed as a Discretionary Use.
- Retaining walls greater than 1m in height above any adjoining grade requires a Development Permit, and is listed under Mechanized Excavation, Stripping and Grading.
- Land located below the top of bank/top of escarpment should be in a natural state.

A portion of the development is located above/on/below the bank, therefore requires AEP approval under the Public Lands Act and Water Act, therefore is outside of the municipality's jurisdiction. Administration would recommend this application be denied.

After discussion the Commission may:

- Approve the application, or
- Deny the application stating reasons why.

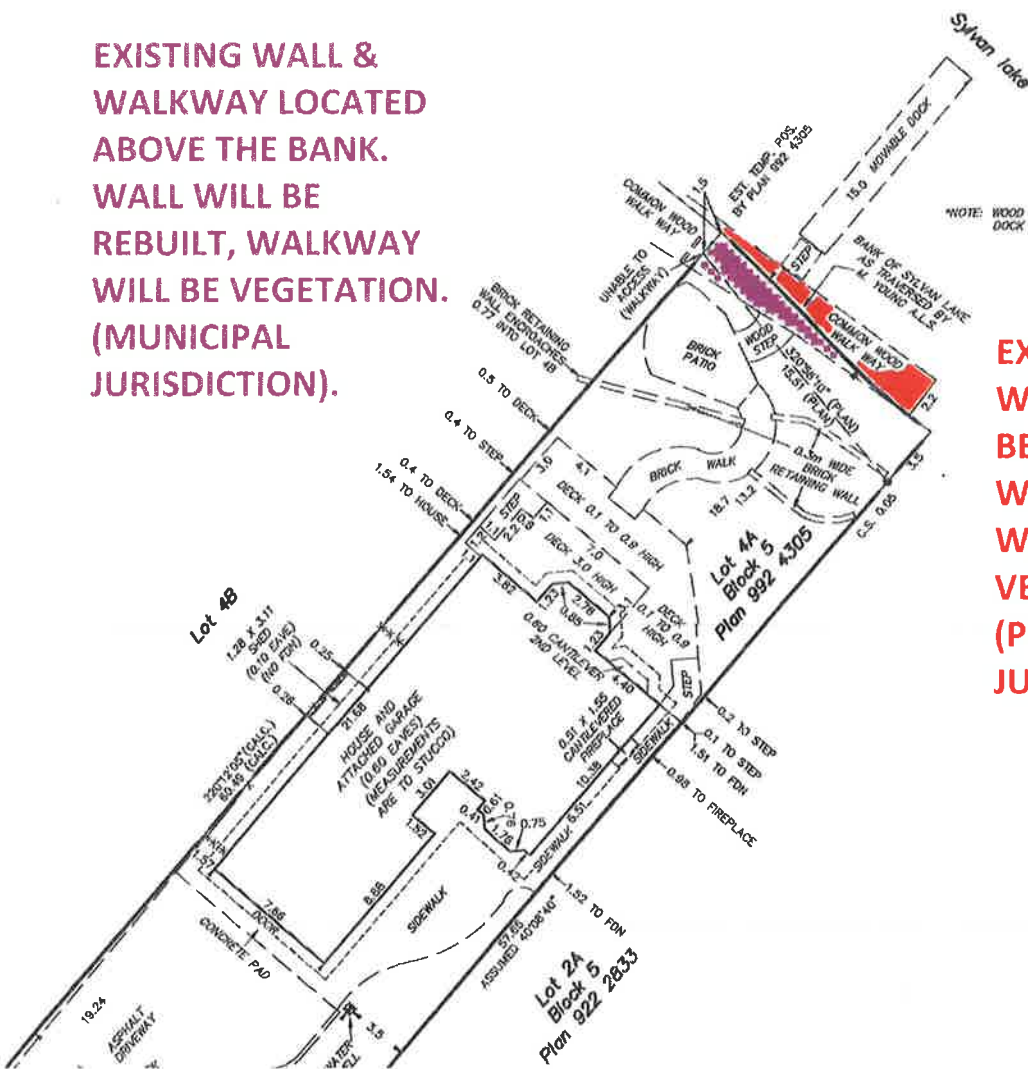
March 29, 2018



* Not all applicable legislation is depicted in the table, only the most commonly encountered.

EXISTING WALL & WALKWAY LOCATED ABOVE THE BANK. WALL WILL BE REBUILT, WALKWAY WILL BE VEGETATION. (MUNICIPAL JURISDICTION).

EXISTING WALL & WALKWAY LOCATED BELOW THE BANK. WALL WILL BE REBUILT, WALKWAY WILL BE VEGETATION. (PROVINCIAL JURISDICTION).



Alberta Land Surveyor's Real Property Report

LEGAL DESCRIPTION

Lot(s) 4A Block 5 Plan 992 4305

CLIENT

MARC LIBOIRON

MUNICIPAL ADDRESS

#85 GRAND AVENUE, SUMMER VILLAGE OF NORGLNWOLD, ALBERTA

CERTIFICATION

I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property.
2. The improvements are entirely within the boundaries of the property, (Except Driveway, Steps, Movable Dock and Brick Retaining Wall)
3. No visible encroachments exist on the property from any improvements situated on an adjoining property,
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property,

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 21st day of September 2015

[Signature]
Alberta Land Surveyor

© KEVIN VENNARD, A.L.S., 2015



LEGEND

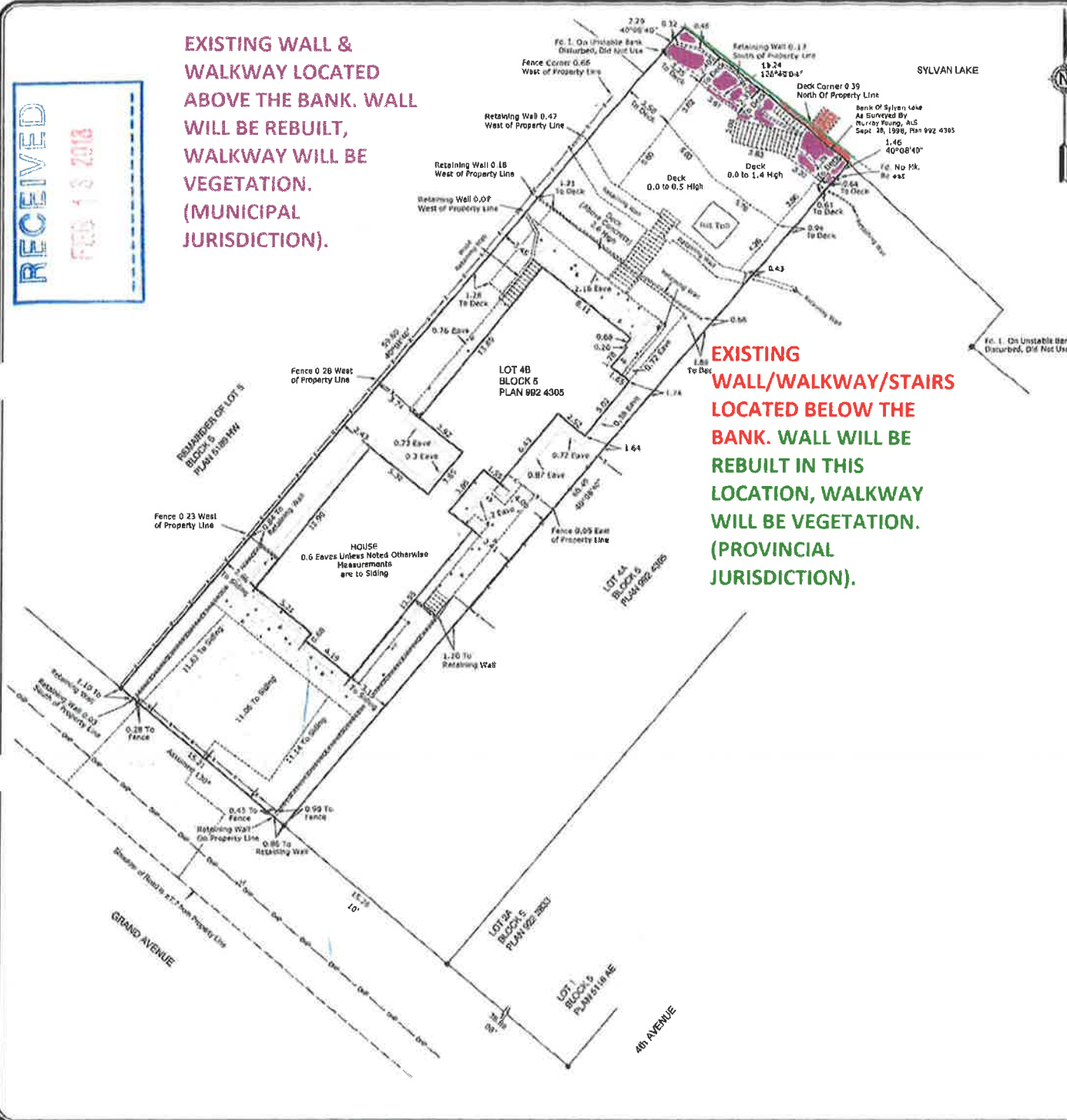
- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: September 2, 2015
- Date of Title Search (A copy of which is attached) September 4, 2015
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia
- Distances are in metres and decimals thereof.
- Fences are shown thus: —x—x—x—x—x—
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ◆
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: —————

RECEIVED

FEB 13 2018

EXISTING WALL & WALKWAY LOCATED ABOVE THE BANK. WALL WILL BE REBUILT, WALKWAY WILL BE VEGETATION. (MUNICIPAL JURISDICTION).

EXISTING WALL/WALKWAY/STAIRS LOCATED BELOW THE BANK. WALL WILL BE REBUILT IN THIS LOCATION, WALKWAY WILL BE VEGETATION. (PROVINCIAL JURISDICTION).



Alberta Land Surveyor's Real Property Report

CLIENT: ION CADMAN

LEGAL DESCRIPTION:
Lot 1: 4B
Block 1: 5
Plan 1: 992 4305

Civic Address: 87 GRAND AVENUE
Municipality: NORGLINWOLD, ALBERTA

LEGEND & NOTES:

Boundary - in blue for a new line, in black for an existing line
 Proposed points assumed to show that X
 Power Pole found shown plus
 Old power lines are shown thus --- Old
 Fence lines are shown thus --- X --- X
 All fences are within 0.7m of property line except where shown otherwise
 Eaves are shown thus ---
 Eaves are shown as to line of eaves unless otherwise specified
 0.03 Wide Rock Face is shown thus
 Unless otherwise specified, the elevations shown are to existing, unimproved and unobstructed ground level unless otherwise noted
 As per 1 a as within 10.0 of ground level where noted otherwise
 Distances are in metres and decimal fractions

TITLE INFORMATION:

Title Number: 161 892 000
 Registered on the date of: JANUARY 10, 2018
 Property is subject to:
 1.02 192 091 - MORTGAGE: THE BANK OF NOVA SCOTIA

CERTIFICATION:

I, the Surveyor, certify that this Real Property Report, which includes the attached plan and official Survey, was prepared and performed under the supervision and in accordance with the Alberta Land Surveyors Act and the Regulations thereunder and in accordance with the requirements of the Act and the Regulations. Accordingly, with these statements and as of the date of this Real Property Report, I am of the opinion that:
 1. the plan accurately represents the boundaries of the Property, the improvements as shown on Part C, Section 8.5 of the Alberta Land Surveyors Association's Standard Business Practice, and registered easements and rights of way affecting the land of the lot to this Property;
 2. the improvements are entirely within the boundaries of the Property unless shown otherwise;
 3. no unregistered interests exist in the Property from any improvements shown on an adjoining property unless shown otherwise;
 4. no unregistered interests exist in registered easements or rights of way to other registered improvements affecting the land of the Property unless shown otherwise.

PURPOSE:

We (I) have performed this survey and prepared this report for the benefit of only the land owner, purchaser, lender and any other agents. Copying or dissemination to the benefit of other parties where otherwise the registered interests, rights of way and other registered instruments affecting the land of the lot to this Property, unless otherwise shown, previous court orders, previous court orders have not been considered in the survey for this report. The report should not be used to establish boundaries or to determine the location of improvements or easements shown on the plan. The information shown on this Real Property Report is for the use of the property as of the "date of survey" only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Red Deer, Alberta

CHAD VANDENBOR A.L.S.
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL, SIGNATURE IN BLUE INK AND A FURTHER SIGNATURE IN RED INK

Date Of Survey: JUNE 6, 2017 - JANUARY 13, 2018
 Scale = 1 : 200
 Drawn By: KV
 Job No: 86563
 Checked By: ZQ/CV

Snell & Oslund
 Surveyors (1979) Ltd.
 RED DEER, ALBERTA
 PH: (403) 542-1298 2018