

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

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1. 41 Grand Avenue
 - 2. 215 Grand Avenue
- D. ADJOURNMENT**

Summer Village of Norglenwold – Municipal Planning Commission***February 9, 2021******Agenda Item******41 Grand Avenue (Lot 1, Block 3, Plan 5116AE)******Development Permit Application*****Background:**

Lakeview Contracting submitted an application on behalf of the registered owner [REDACTED] for stairs located on the property of 41 Grand Avenue (Lot 1, Block 3, Plan 5116AE) in the Summer Village of Norglenwold. This property is located in the R-S District (Shoreline Residential). The stairs will provide safe access to the lake and will be constructed out of treated wood and galvanized removable screw piles that will be used for the foundation of the landings which eliminates any excavation. The existing vegetation will remain as is and there will be no large deck added to the bottom of the stairs as shown in the stair example.

Discussion:

This application is before MPC for the following reasons:

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

Recommendation:

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to approve the application. Caring for Shorelines recommends the use of stairs or a meandering path on slopes leading to the water to prevent damage of the slope and when constructing stairs to keep the slope vegetated below them. In our opinion the stairs will not have negative impact on the escarpment and will provide safe access to the lake while retaining the natural existing escarpment.

Conditions:

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$1,000.00
- Escarpment vegetation to stay as is.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.

January 29, 2021

- Approve application even though the proposed development does not comply or is a non-conforming building if:
 - It would not unduly interfere with the amenities of the neighborhood, or
 - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

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*).

41 Grand Ave. Stair Access Letter of Intent

An application is being made on behalf of the owners of 41 Grand Ave. in Norglenwold to replace a set of steps down the escarpment of Sylvan Lake on the mentioned property. Currently the existing access is constructed of concrete slabs dug into the soil and some wood stairs. There is no railing along them and they are very narrow. This has created a hazardous way to physically access the lakeshore of the property. It is proposed to replace the existing stairs with a treated wood system similar to the photo provided. The proposed design would allow for the existing vegetation to remain to the fullest extent possible and minimize disturbance to the bank. Galvanized, removable screw piles would be used for the foundation of the landings which eliminates any excavation. It would be preferred to carry this work out in the winter months when the area is accessible from the lake side off of the ice. This allows for easier transportation of materials to the work area as well as limits the chances of debris accidentally entering the water system. Thank you for taking the time to review this application.

PLAN 5116 AE

RETAINING WALL

1.81 3.51 1.39 6.41 3.50

8.21 6.82

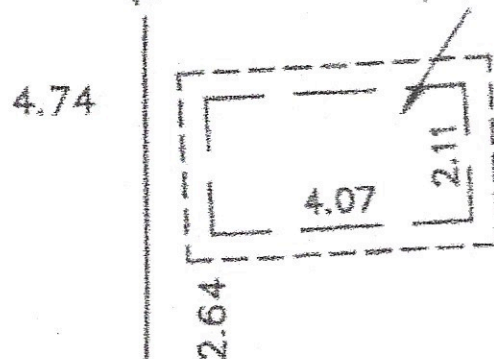
HOUSE
(0.50 & 1.20 eaves)

2.31 4.38 3.50

1.81 6.19 1.27 0.76 4.90 3.97

RETAINING WALL

BUNK HOUSE
(No foundation)
(0.40 eaves)



Stair example





Summer Village of Norglenwold – Municipal Planning Commission

February 9, 2021

Agenda Item

215 Grand Avenue (Lot 4, Block 3, Plan 2203KS)

Development Permit Application

Background:

Lakeview Contracting submitted an application on behalf of the registered owners [REDACTED] [REDACTED] for Landscaping/Mechanized Excavation located on the property of 215 Grand Avenue (Lot 4, Block 3, Plan 2203KS) in the Summer Village of Norglenwold. This property is located in the R-S District (Shoreline Residential). The development proposed will take place on the escarpment of the property. Currently the escarpment is a maintained sod area. This proposed development will strip an area of the sod to be revegetated with native plantings. Another area of the current sod will be regraded to create space for boat lift storage.

Discussion:

This application is before MPC for the following reasons:

- Mechanized Excavation, Stripping and Grading is listed as a discretionary use; therefore, the decision must come from the Municipal Planning Commission.
- Land located below the top of bank/top of escarpment should be in a natural state, a variance is required.

Recommendation:

In the Municipal Development Plan, section 9.3.6 states that *“Norglenwold shall promote private landowners of shoreline lots to keep the shoreline as natural as possible to maintain natural ecosystems.”* The Land Use Bylaw, part 3 section 4(5) states *“The following standard of landscaping shall be required for all areas of a parcel not covered by buildings, driveways, storage and display areas: the retention in their natural state of land located below the top of bank of the lake, or any water body or water course”*.

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to deny the application. We do not object to replacing the maintained sod area with native plantings and in the past variances have been recommended when a geotechnical report is provided and shows that the bank requires work but since this is not the case the area is to be left natural.

Conditions:

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$1,000.00

January 29, 2021

- At minimum, 20 native shrubs/trees to be planted.
- Minimum 1m no mow zone required adjacent to lake.

Authorities:

The MPC may:

- Grant a variance to reduce the requirements of any use of the LUB and that use will be deemed to comply with LUB.
- Approve application even though the proposed development does not comply or is a non-conforming building if:
 - It would not unduly interfere with the amenities of the neighborhood, or
 - Materially interfere with or affect the use, enjoyment, or value of neighboring parcels of land, And
 - It conforms with the use prescribed for that land or building in the bylaw.
- Consider a Variance only where warranted by the merits or the proposed development and in response to irregular lot lines, parcel shapes or site characteristics which create difficulties in siting structures within the required setback or in meeting the usual bylaw requirements, except there shall be no variance for Parcel Coverage or Building Height.

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*).

JAN 07 2021

Letter of intent

The [REDACTED] of 215 Grand Ave. wish to apply for a development permit to regrade and vegetate the escarpment on their property. Currently the escarpment is quite steep and is grassed. It is hazardous to mow given the degree of angle of the slope and the owners wish to eliminate the need to be continually maintaining this area. It is proposed to strip the sod from the escarpment and revegetate to a more natural state. Rocks will be placed strategically to create planting pockets for the native vegetation. This helps to hold moisture around the root ball as well as allows topsoil to be added to plant in to create a healthy escarpment. A portion of the escarpment toe would be regraded to create a more even area to store a boat lift. This will not eliminate the escarpment but just realign it. Due to the potential damage and disturbance to the roots of the existing trees on the North East corner of the lot two spruce trees would be removed to mitigate future hazards and an additional 20 shrubs/trees would be planted at a minimum.

By completing this work there will not only be a benefit to the [REDACTED] but also to the lake and community. This will eliminate approximately 750 sq feet of manicured lawn adjacent to the lake and replace with native plants, returning the escarpment to a more natural state. This would be considered an environmental benefit and aligns with the vision of the Norglenwold council of leaving the escarpments of Norglenwold in their natural state. The works would take place in the winter months off of the ice. This will eliminate any siltation from the construction entering the waters of Sylvan Lake. Alberta Environment protocols will be followed for construction off of the ice and all travel routes will be clearly marked.

215 Grand Ave.

JAN 07 2021

Cross section

Proposed area to be revegetated

Trees to be removed

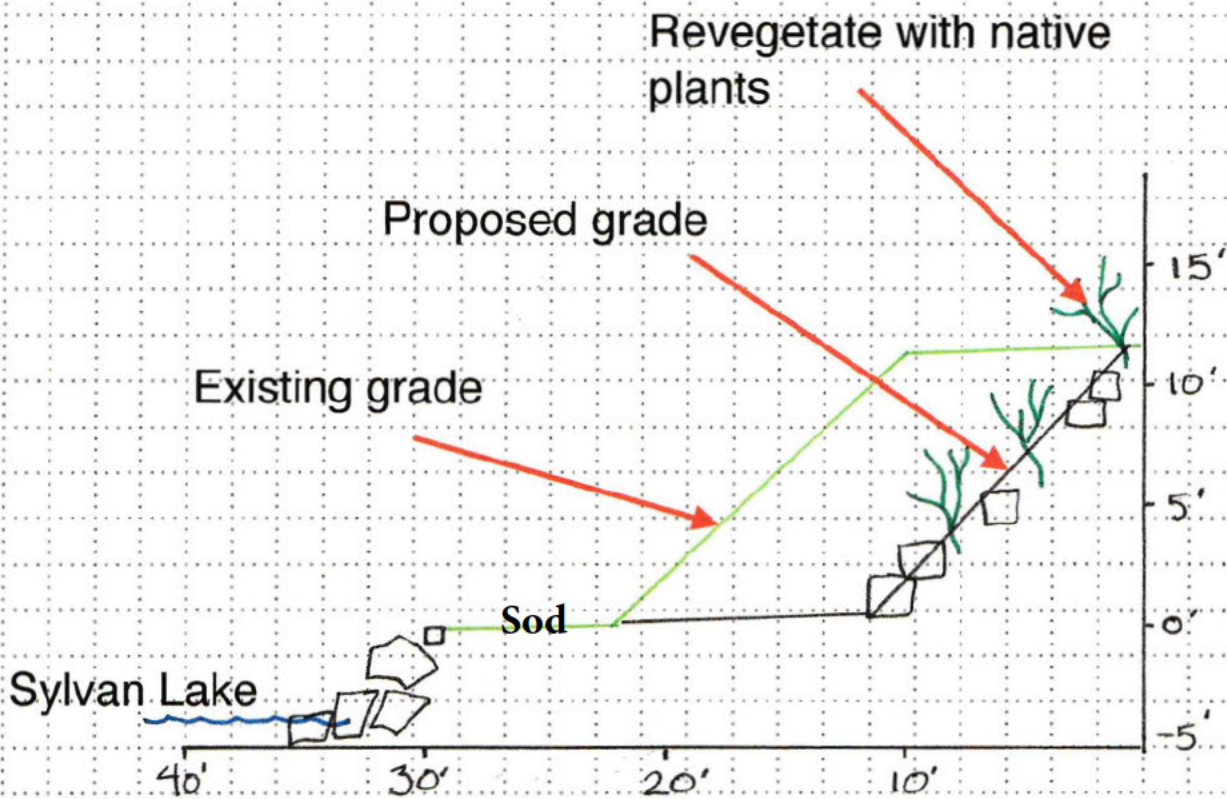
Existing escarpment

Sylvan Lake

From the workbench of:
Date:

Cross Section

JAN 07 2021



Rcvd. JAN 07 2021

C-2



C-2



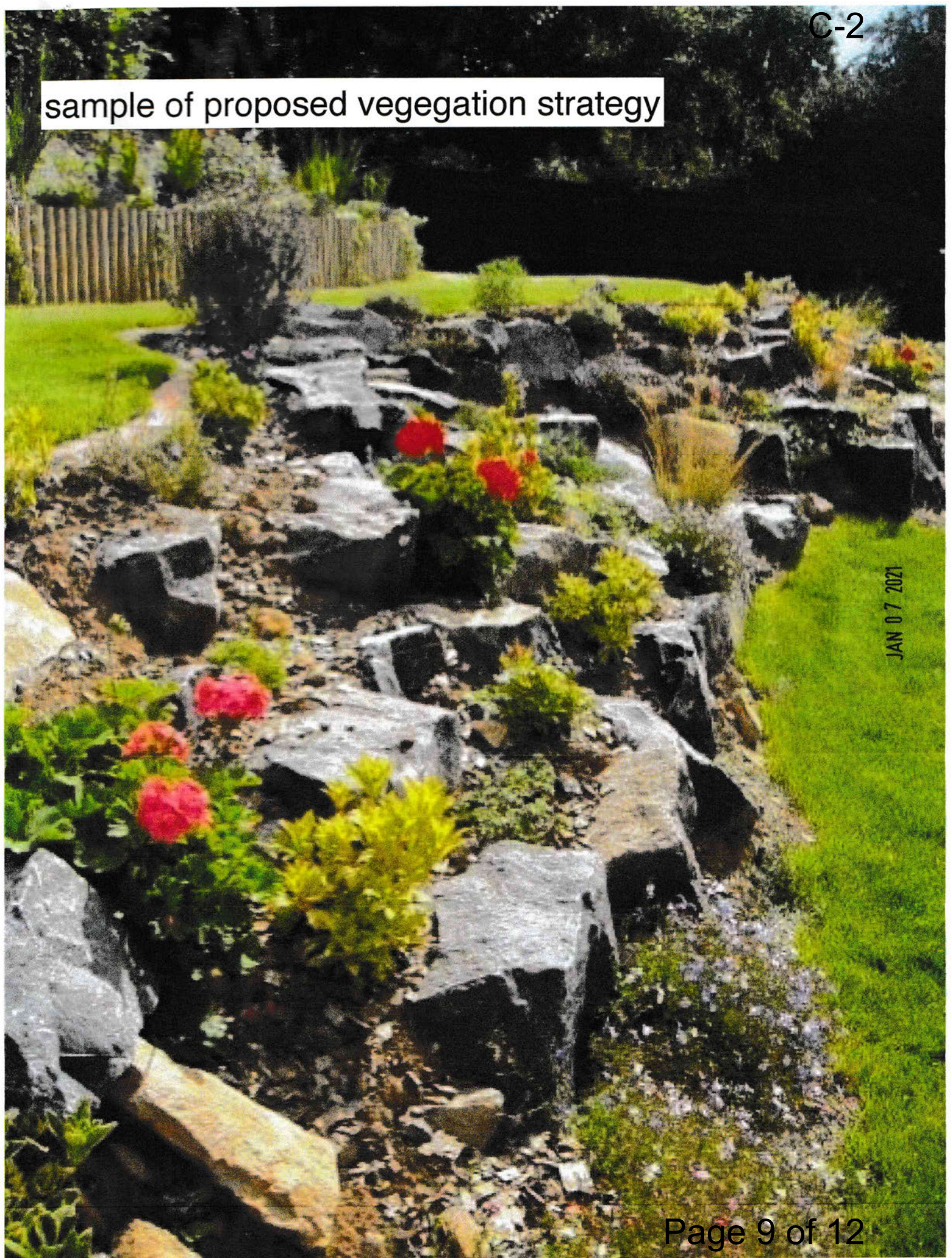
JAN 07 2021



C-2

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sample of proposed vegetation strategy



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