

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF NORGLNWOLD
SUMMER VILLAGES ADMINISTRATION OFFICE
JUNE 4, 2021 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1. 47 Grand Avenue

D. ADJOURNMENT

Summer Village of Norglenwold – Municipal Planning Commission

June 4, 2021

Agenda Item

47 Grand Avenue (Lot 4, Block 3, Plan 5116AE)

Development Permit Application

Background:

An application was submitted by the registered owners for a guest house located on the property of 47 Grand Avenue (Lot 4, Block 3, Plan 5116AE) in the Summer Village of Norglenwold. This property is located in the R-S District (Shoreline Residential). The guest house will be constructed above the existing detached garage on the rear yard of property. As the setbacks are existing with the garage below, they are compliant with the Land Use Bylaw today, except for the rear yard (roadside) setback that is 5.93m, not meeting the minimum required 6m, a variance was granted when the detached garage was constructed so it does not require a variance with this application today. The parcel coverage will not change with this development and is currently 35% under the maximum 50%. The proposed height of 7.62m (25ft.) is within the maximum height requirement and there will be no landscaping changes.

Discussion:

This application is before MPC for the following reason:

- Guest House is listed a discretionary use, therefore the decision must come from the Municipal Planning Commission.

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. No variances are being asked for and the proposed garage with guest house meets all Land Use Bylaw regulations. 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.

May 27, 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
- Zero trees to be removed.

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).

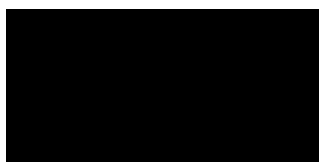
May 27, 2021

April 5, 2021

To: Whom it May Concern

This letter is to advise that the application we are presenting is for a secondary dwelling above the existing garage at 47 Grand Ave, in the Summer Village of Norglenwold. The reason we would like to add this additional space is to accommodate our growing family and for the occasional usage by friends. We have no intention of using the space for rental revenue or as a full time residence at any time.

Should you have any questions regarding this letter of intent please feel free to call me.



Gryllan Lake

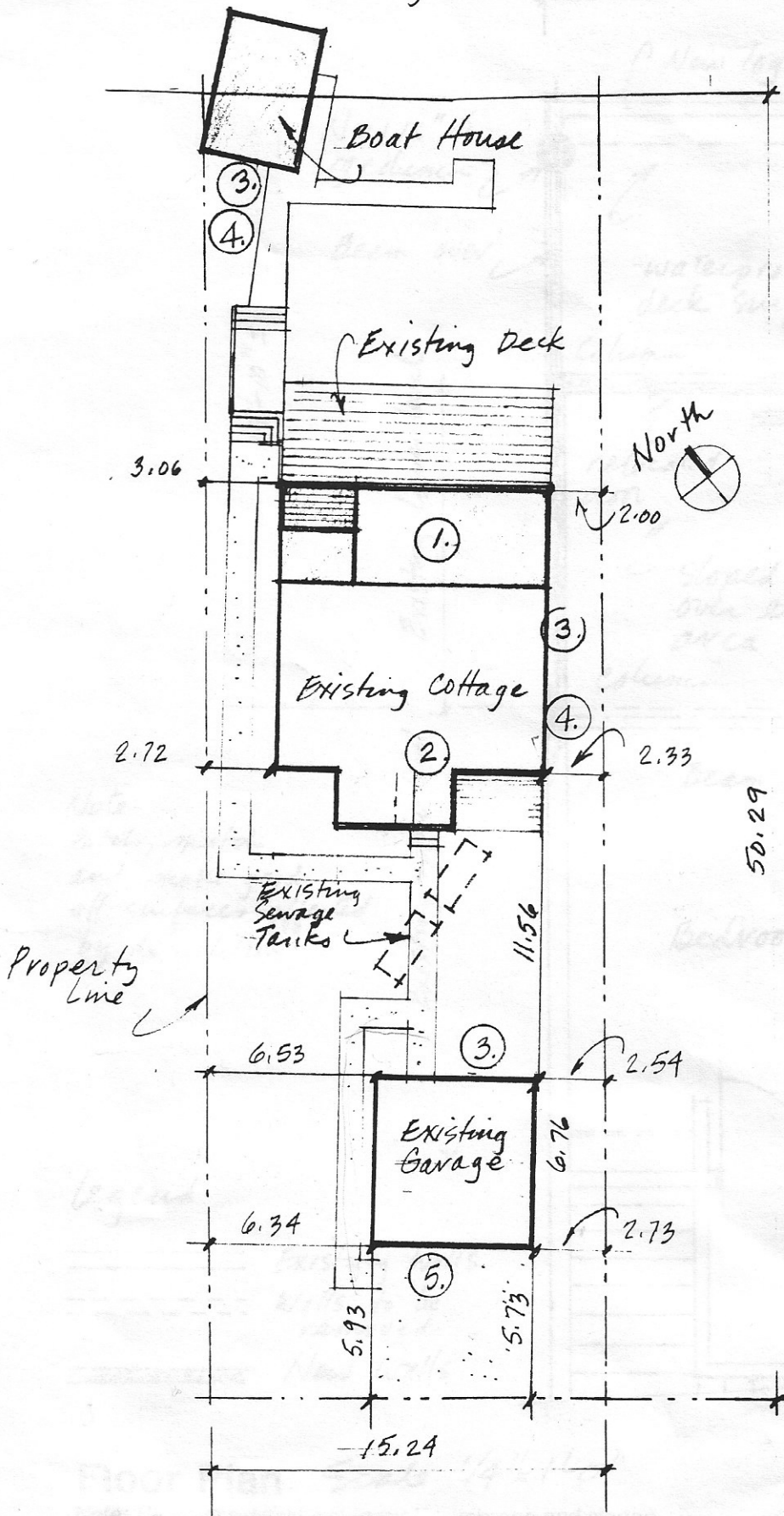
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Legal Description:

Lot 4, Block 3, Plan 5116AE

Municipal Address:

47 Grand Ave



Roof Type

Prefinished s
Horizontal fra
Peel 'n' stick
1/2" OSB sh
Clearspan, p
R40 insulatio
6 mil poly VB
1x6 v-joint t &

Roof Type

Prefinished s
Horizontal fra
Peel 'n' stick
1/2" OSB sh
Profiled flat b
roof framing
Existing roof
attic)

Roof Type

Prefinished s
Horizontal fra
Peel 'n' stick
(strip shingles)
Existing roof

Note: provide
types

Site Plan
Scale 1:250

Sheet
1

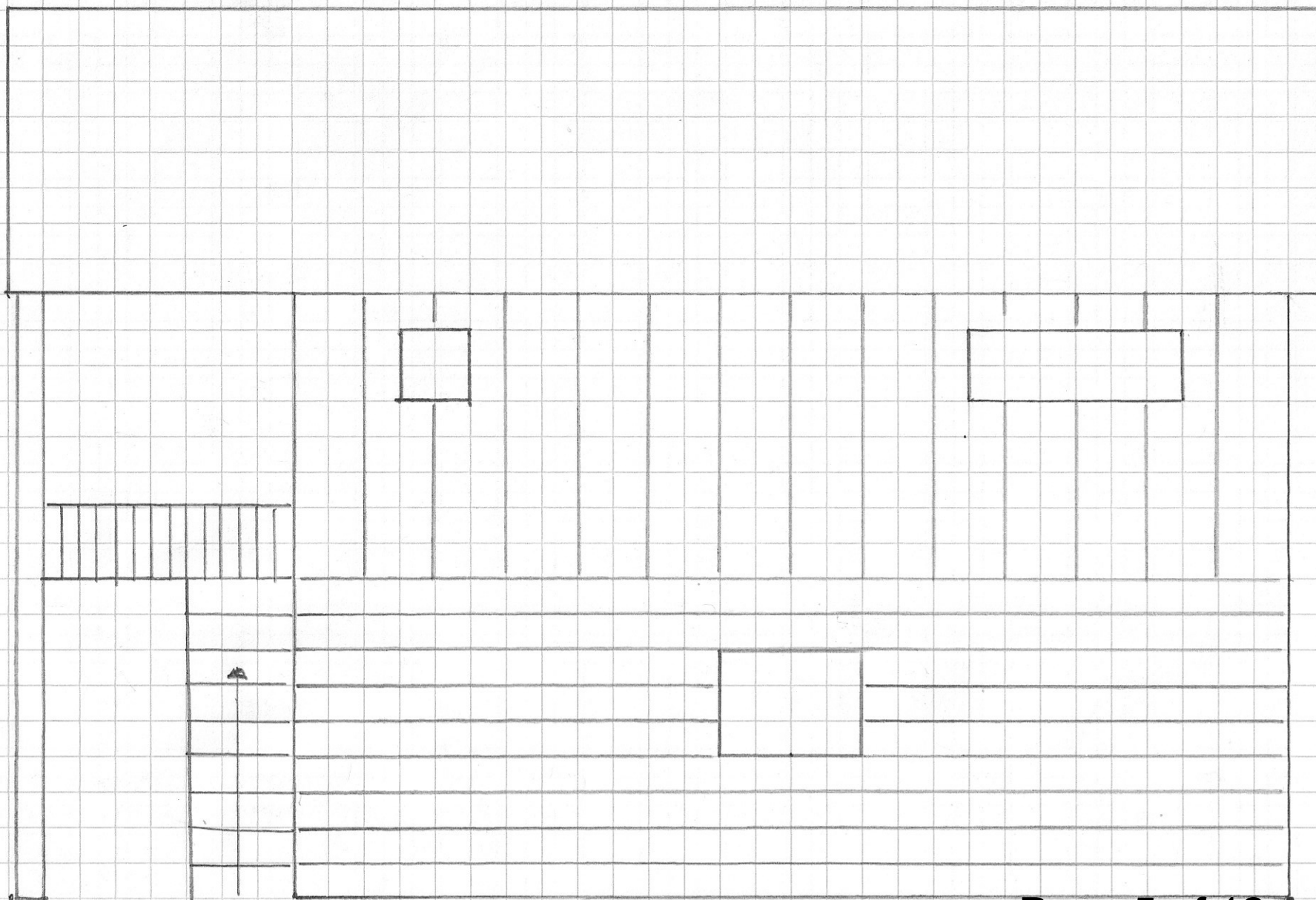
Renova
Summer

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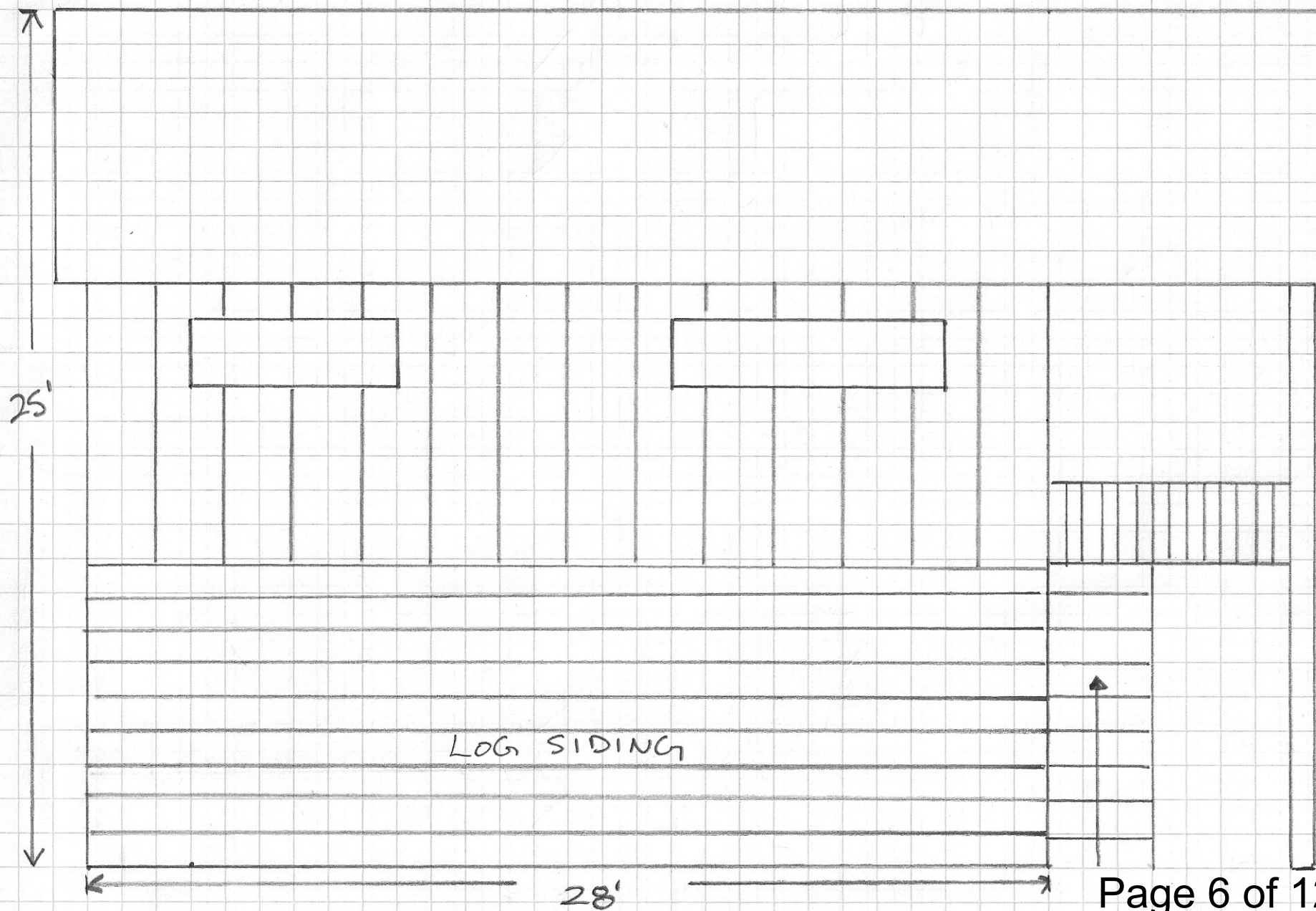
← LAKE

SIDE VIEW



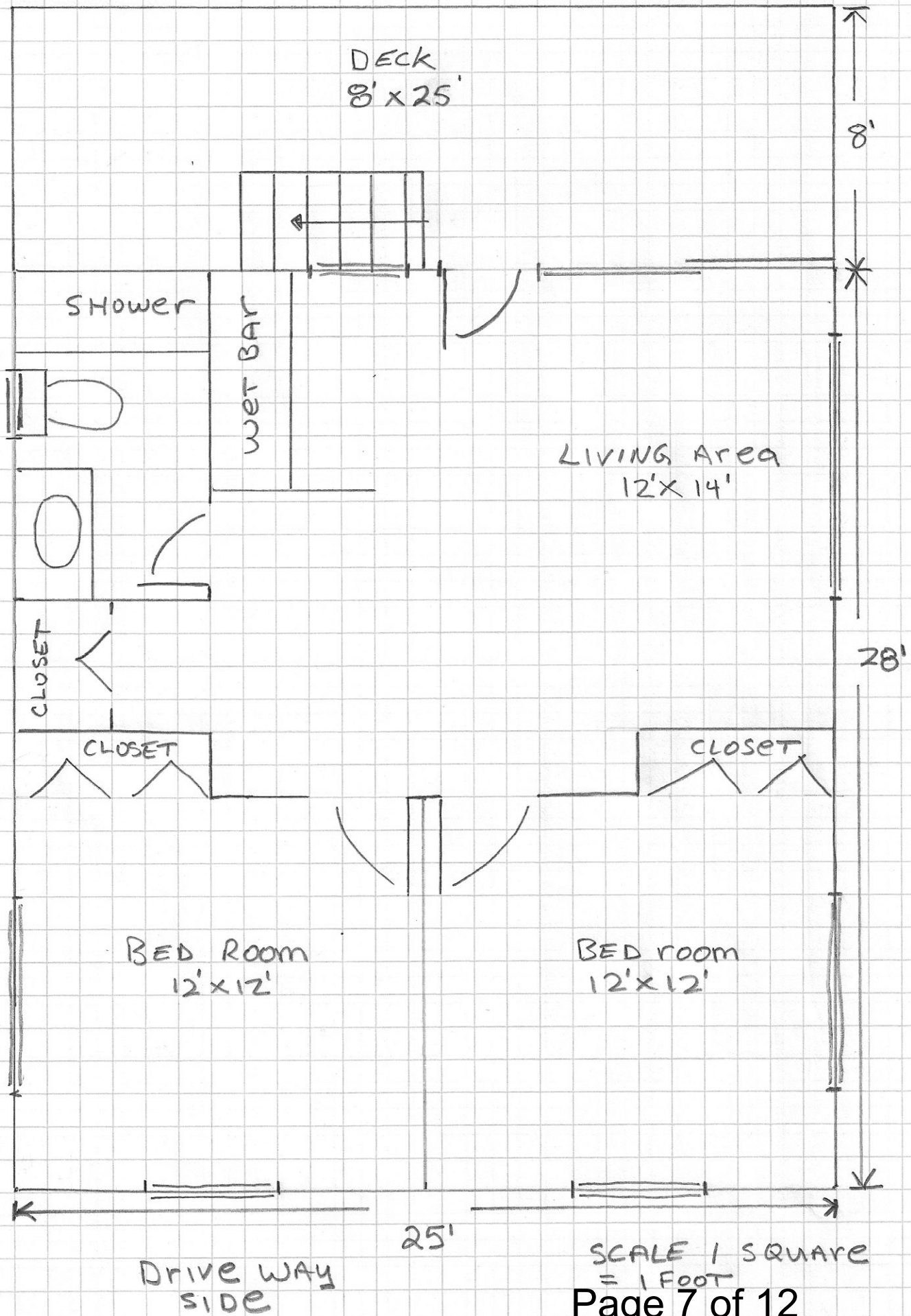
SIDE VIEW

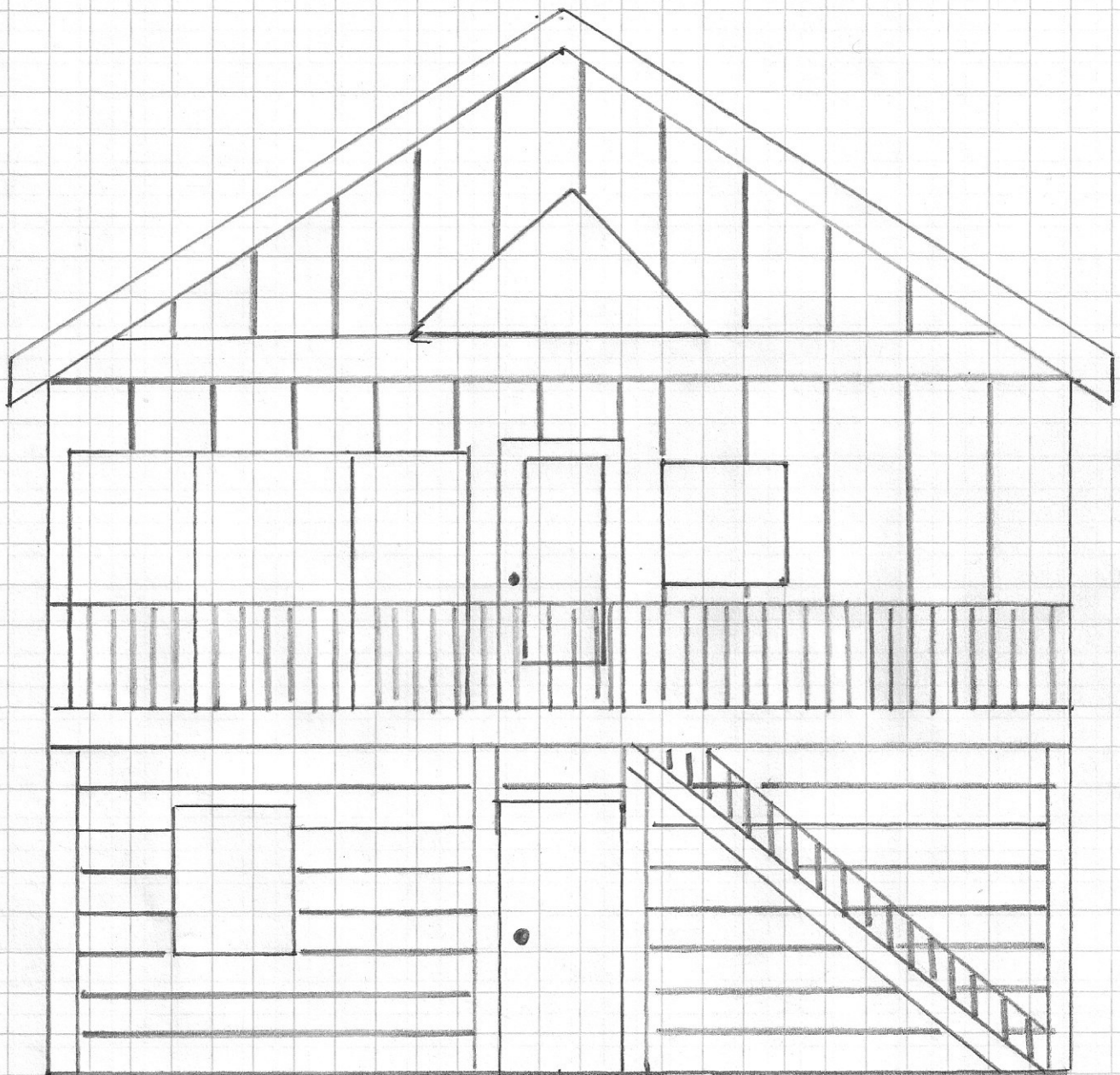
LAKE →



LAKE SIDE

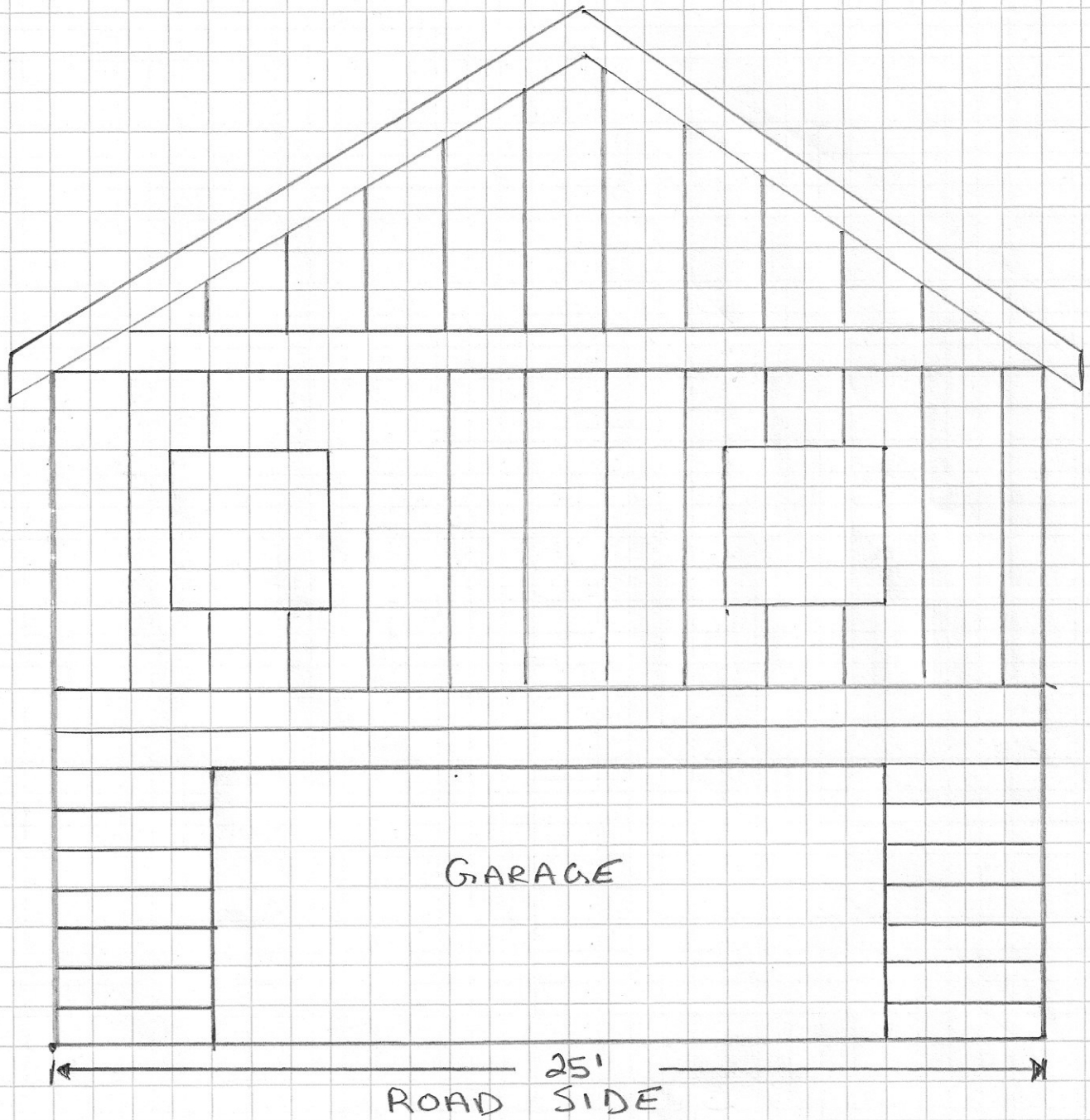
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LAKE SIDE

REAR VIEW







Google Maps 49 Grand Ave



Image capture: Jun 2014 © 2021 Google

Norglenwold, Alberta



Street View

