

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF NORGLNWOLD
SUMMER VILLAGES ADMINISTRATION OFFICE
MARCH 10, 2023 @ 9:00 A.M.**

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. DEVELOPMENT ITEMS

1. 257 Honeymoon Drive

D. ADJOURNMENT

Summer Village of Norglenwold – Municipal Planning Commission**March 10, 2023****Agenda Item****257 Honeymoon Drive (Lot 13, Block 6, Plan 0323448)****Development Permit Application****Background:**

The registered homeowner has submitted an application for a fence on the escarpment at 257 Honeymoon Drive (Lot 13, Block 6, Plan 0323448) in the Summer Village of Norglenwold. This property is in the R1 District (Shoreline Residential).

The proposed black chain link fence is to be no more than 1m in height and is within the height regulations for a side and front yard (lakeside) fence. The fence would be installed using a vibration system so there will be no ground disturbance and no trees will be removed. The natural escarpment slopes down to a flat area at the bottom which is where the fence is proposed to be located across. No provincial approvals are required for the development. Adjacent landowners have been notified and no response has been received.

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 deny the application. A variance should only be considered where warranted by the merits of 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 meeting the usual bylaw requirements. It appears that the fence could be located at the top of escarpment without requiring a variance. Adjacent landowners have been notified and administration has not received any comment.

February 22, 2023

Conditions:

If approved, Administration would recommend the following conditions:

- Completions Deposit of \$500.00
- Zero trees to be removed.
- Fence shall not exceed 1.0m (3.3ft.) in height.

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.

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*).

Summer Village of Norglenwold
Bay 8, 14 Thevenaz Industrial Trail
Sylvan Lake, Alberta
T4S 2J5

January 26, 2023

Attention: Development Department

Regarding: 257 Honeymoon Drive
Chain Link Fence

To Whom it may concern,

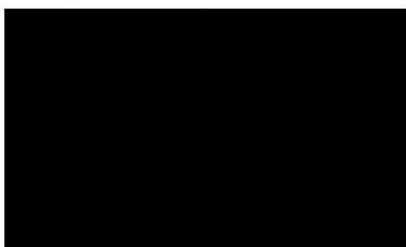
We would like to install a 1 meter high chain link fence at the back of our house to keep the dogs in our yard and others from entering our yard. This location will be from the back of our house (lake side) and go along each side of the property line to the bottom of the hill which is about 15 to 20 feet from the water. See attached map.

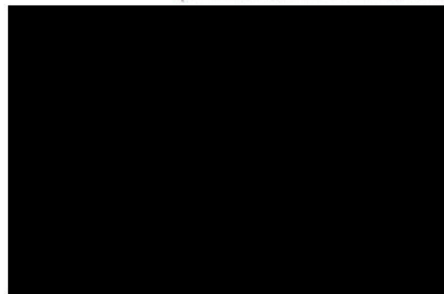
The reason for this location is to keep the fence out of sight from our views and keep the look of the property as native as possible. The fence posts will be put into the ground using a vibration method so the ground stability will not be disturbed.

The location of the fence will be built in amongst the vegetation and eventually the shrubs and grass will cover over it or camouflage the appearance. It will be less invasive in the bush than on top of the crest.






If you have any questions please let us know.

Regards,






LANDSCAPE LEGEND

	NEW TREES (14)
	NEW SHRUBS (70)
	EXISTING TREES/SHRUBS/GRASSES
	GRASS/SOIL
	DRIVEWAY

LOT 12



Sorento
CUSTOM HOMES

206. 129 CLEARVIEW DR.
RED DEER COUNTY
AB T4G 2G4
P: (403) 322-5222 F: (403) 346-8526

257 HONEYMOON DR, SYLVAN LAKE AB
(S.V. OF NORGLENWOOD)

LOT: 13 BLOCK: 6 PLAN: 032 3448

CLIENT: [REDACTED]

DATE:

9.18.21

9.23.21

10.12.21

10.14.21

REVISION:

1. ADJUSTED DIMENSIONS SEE MEANS

2. RELOC. FRONT DOOR ENTRY

3. IMPROVEMENTS TO PORCH, WALK, BALCONY, SPILL OVER, GARAGE/STREET/PAVEMENT

4. CHANGING ROOF PITCH, ADD THE WALL & CORNER, CHANGING THE WALL, HANGING SHOWER

CONSTRUCTION DRAWINGS

MADE: 2694 sq.ft.

UPPER: n/a

MAGNET: 2429 sq.ft.

TOTAL: 5123 sq.ft.

GARAGE: 1650 sq.ft.

BBO DECK: 167 sq.ft.

VERANDA: 169 sq.ft.

DATE: 2023-01-19 11:35:01 AM

DESIGNER: YVONNE

SCALE: 1" = 20'-0"

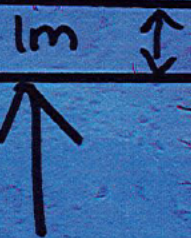
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RESIDENCE

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Feb 6, 2023 at 14:25/25
[REDACTED] Honeymoon Dr
Norglenwold AB T4S 1S5
Canada



Visual of approx
fence location.

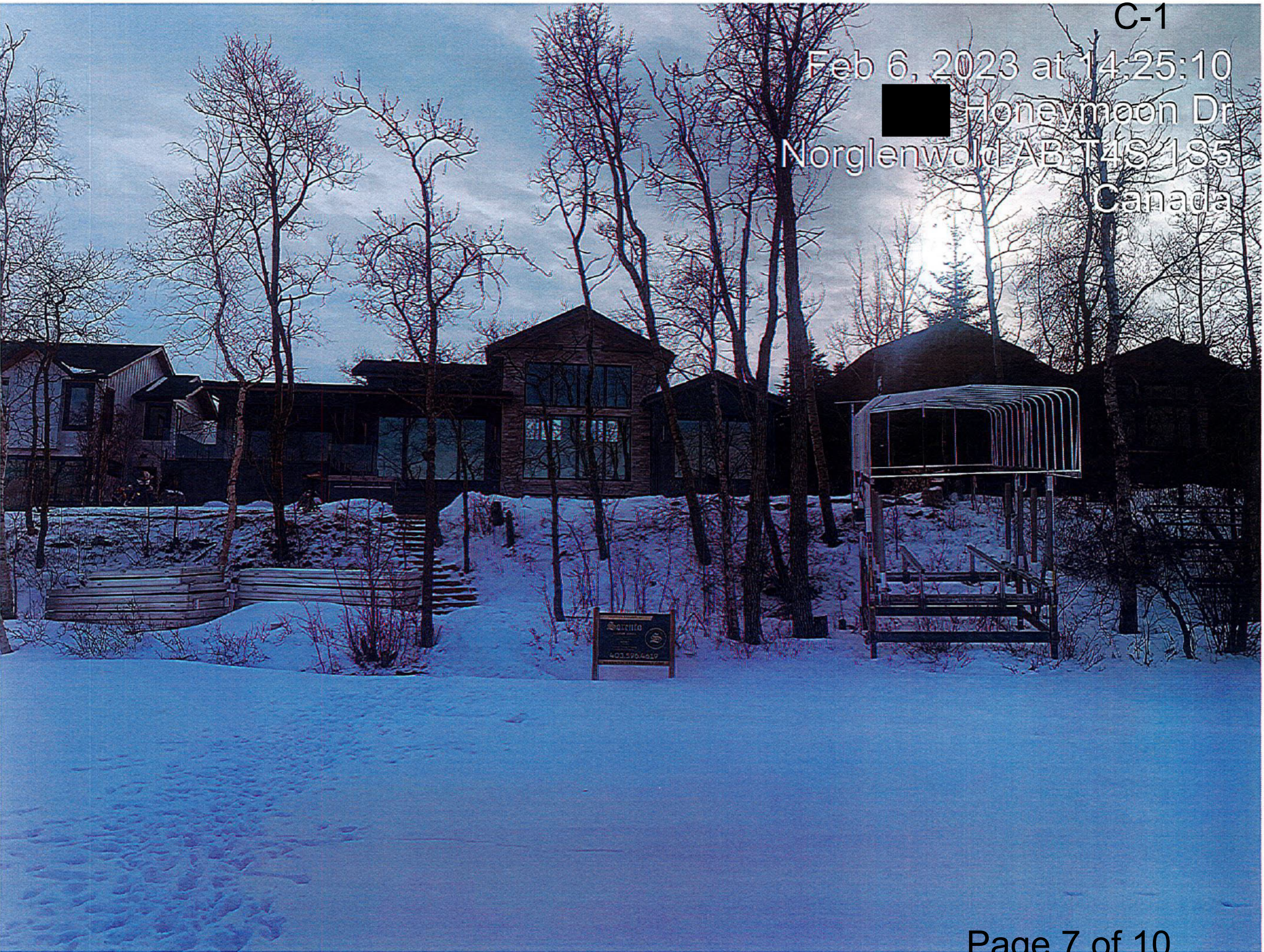


Fence Example



C-1

Feb 6, 2023 at 14:25:10
[REDACTED] Honeymoon Dr
Norglenwold AB T4S 1S5
Canada

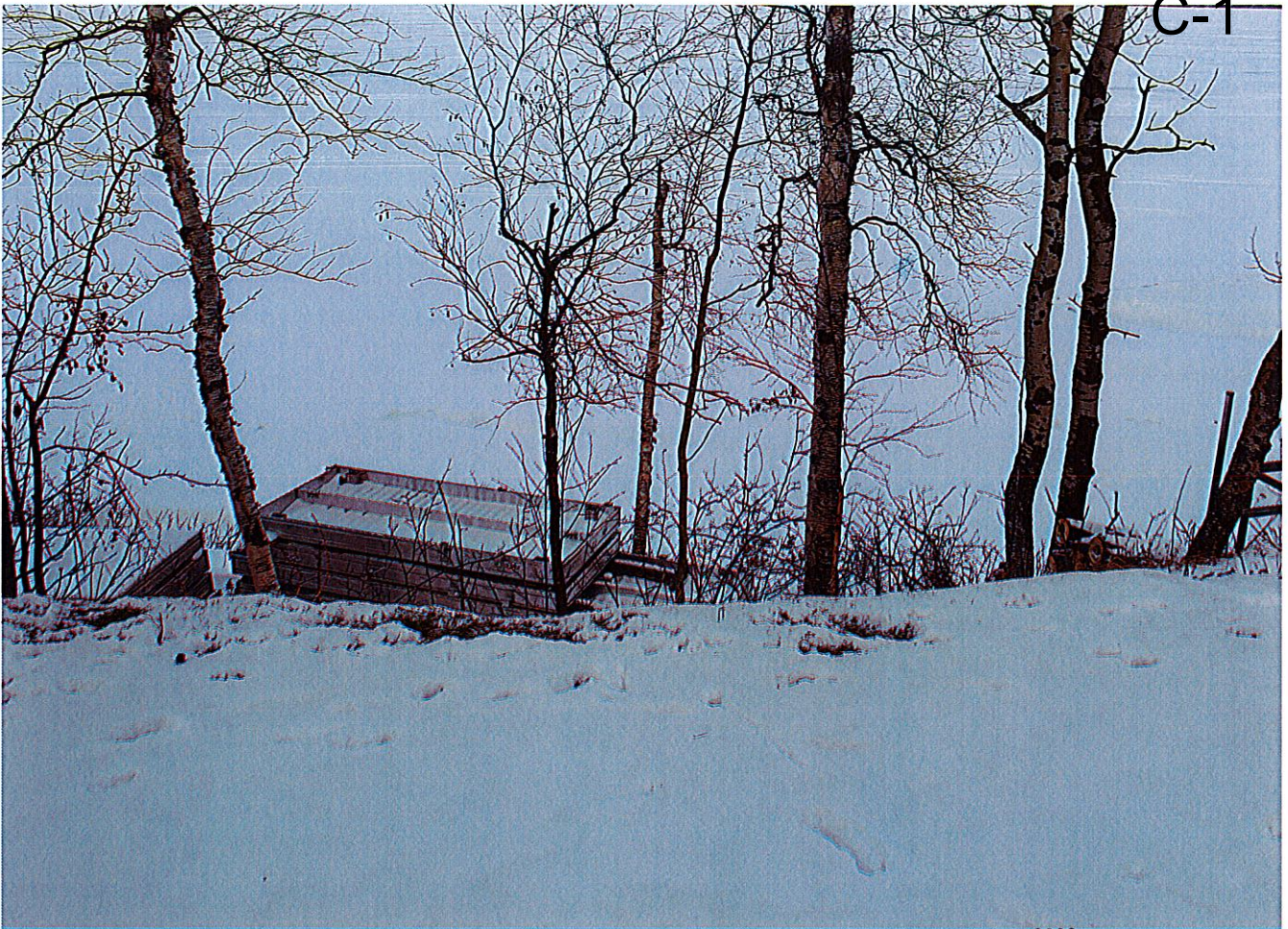




FEB 03 2023



C-1



FEB 03 2023





FEB 03 2023

