

**MUNICIPAL PLANNING COMMISSION AGENDA
SUMMER VILLAGE OF NORGLNWOLD
SUMMER VILLAGES ADMINISTRATION OFFICE
OCTOBER 16, 2020 @ 8:30 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
 - 1. 341 Honeymoon Drive
- D. ADJOURNMENT**

Summer Village of Norglenwold – Municipal Planning Commission

October 16, 2020

Agenda Item

341 Honeymoon Drive (Lot 1, Block 1, Plan 350HW)

Development Permit Application

Background:

Karen Mccann submitted a complete application on behalf of the registered owner Betty Graves for a detached garage located on property 341 Honeymoon Drive (Lot 1, Block 1, Plan 350HW) in the Summer Village of Norglenwold. This property is located in the R-S District (Shoreline Residential). An approved application for the dwelling was issued in September. This application before the Municipal Planning Commission is for the detached garage only.

The proposed detached garage meets the setback and height requirements for a side entry. The proposed lot coverage would be 24.87% and under the maximum 50%. The Land Use Bylaw states that accessory building's footprint shall be no larger than 92.9m² (1000 ft²) in this district, this proposed development footprint is 88.44m² (952 ft²).

Discussion:

This application is before MPC for the following reasons:

- Accessory Buildings with the floor area over 53.51m² (576 ft²) are listed as a discretionary use in the Shoreline Residential (R-S) District, the proposed floor area is 82.77m² (891ft²) and 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. The proposed size is comparable to other similar developments in the village and no variances are required for this development.

After viewing all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use.

Conditions:

If approved, Administration would recommend the following conditions:

- “Future Accessory Building” shown on plans is not included in this development permit.
- An accessory building erected or placed on a parcel shall not be used as a dwelling unit.

October 6, 2020

- 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.
- Completions Deposit of \$2,000.00

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*).

September 23, 2020



RE: Development Permit – Letter of Intent
341 Honeymoon Drive Sylvan Lake
Summer Village of Norglenwold

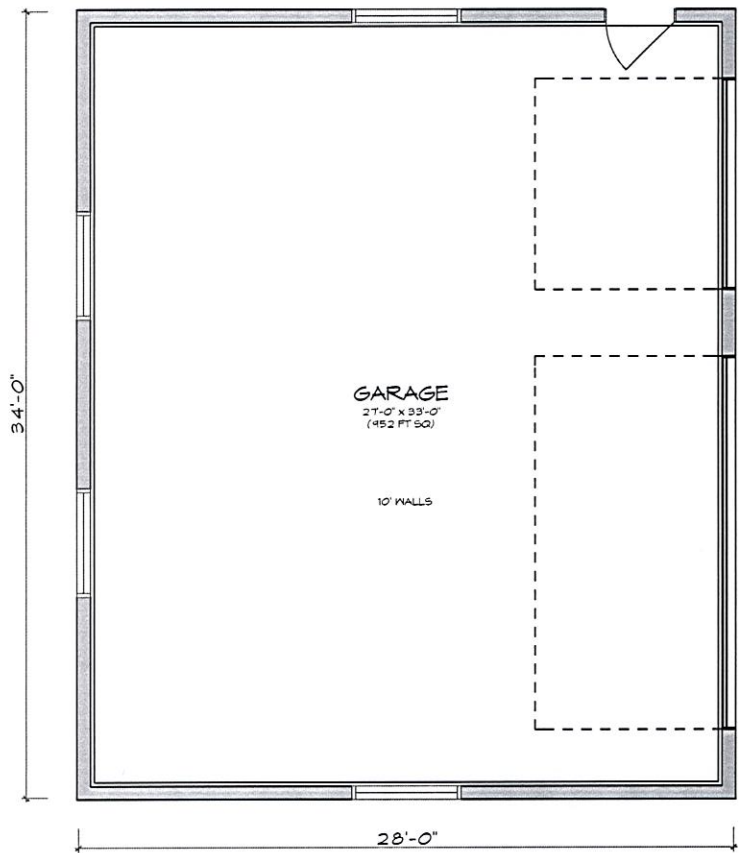
Good Morning Kara,

Our intent for the size of our garage is to combine several usages under one roof. We will be using the garage for boat storage, parking, yard and tool equipment. Reducing the energy foot print as we are combining several uses with the garage, lowering the need for building materials and lower gas and energy consumption. Reducing the overall clutter (number of buildings on the property) and enhancing the visual for our community and neighbors. We hope to make this a positive impact on sustainability by putting everything in one building.

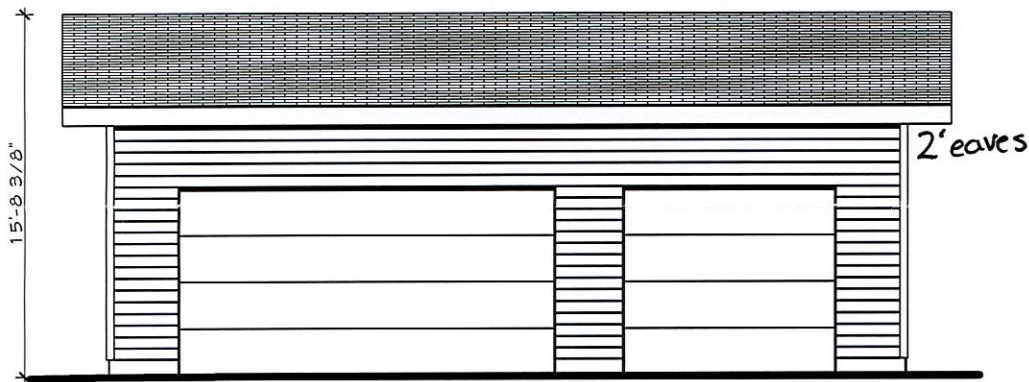
If you have any questions or concerns please contact me (403) 708 7558, happy to help where we can.

Sincerely,

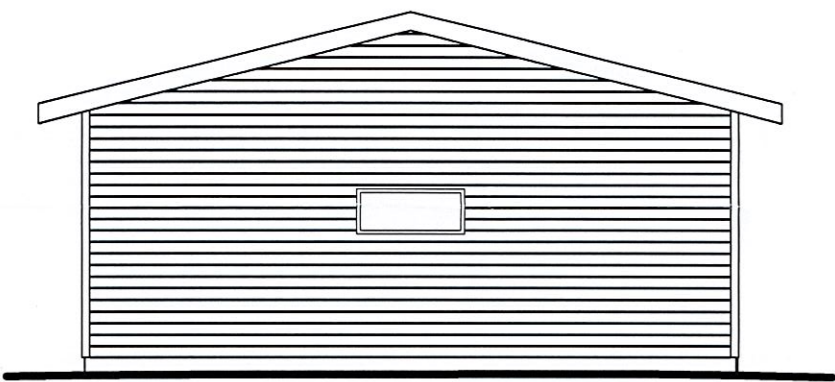
Karen McCann



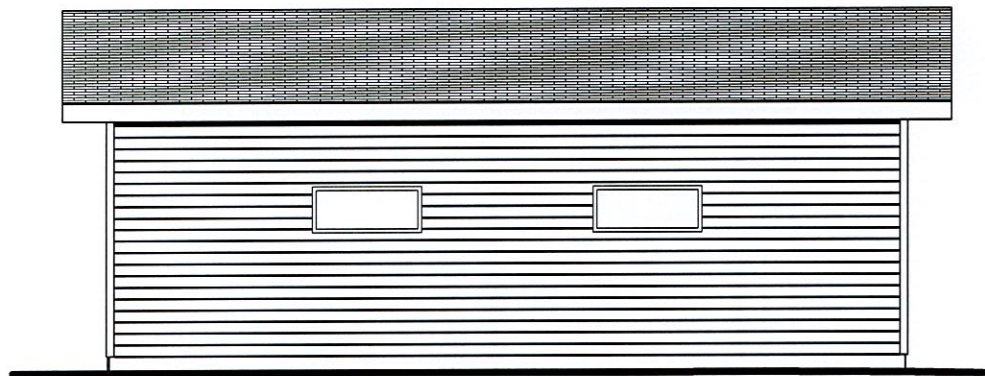
MAIN FLOOR PLAN



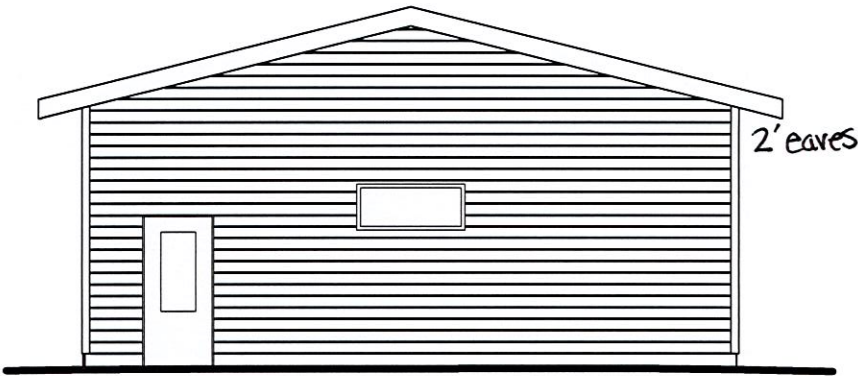
FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

PROJECT NAME:
MCCANN GARAGE

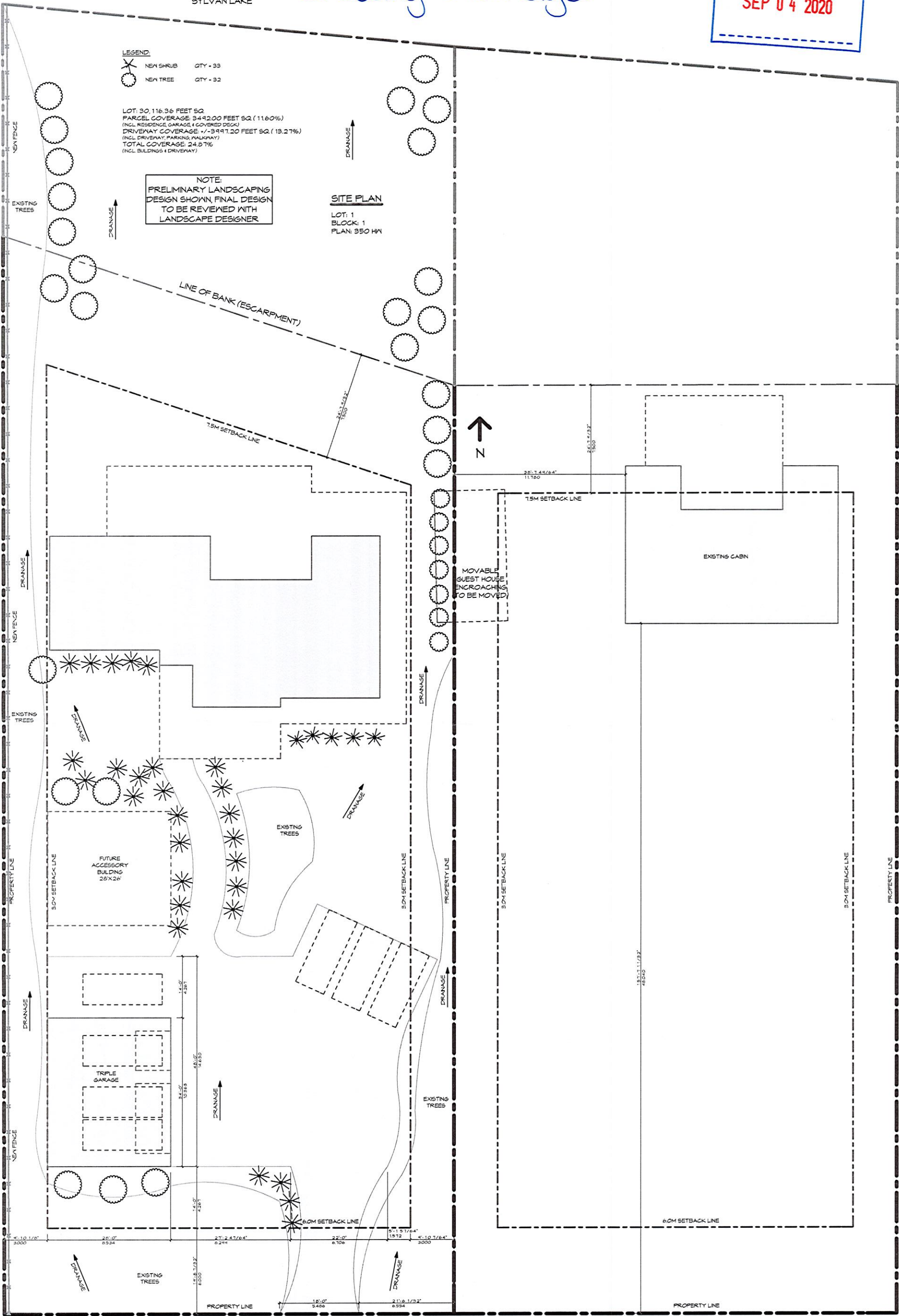
PROJECT NUMBER:
SH-2020-01

DATE:
04-09-2020



RECEIVED
SEP 04 2020

Showing Drainage.



SITE PLAN
SCALE: 1:250

PROJECT NAME:

MCCANN GARAGE

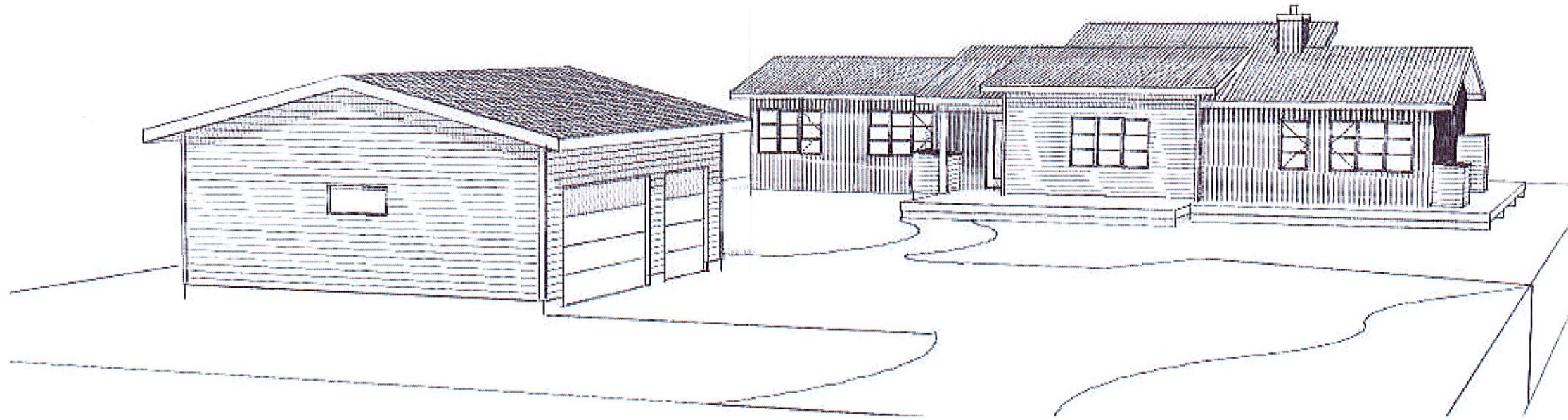
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SH-2020-01

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MCCANN GARAGE

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C-1



AUG 26 2020



C-1



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