



NOTICE OF DECISION

NOTICE is hereby given that the Development Officer or the Municipal Planning Commission of the Summer Village of Norglenwold has approved the issuing of a development permit for the following permitted use:

Demolition

Development Permit #221472

111 Grand Avenue (Lot 4-6 Block B Plan 5108EO)

AND FURTHER TAKE NOTICE THAT you may appeal Permitted Uses, Discretionary Uses or Variance approvals to the Subdivision and Development Appeal Board, as provided for in Part 17, of the Municipal Government Act. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Written statements relevant to the development and reasons for the appeal, along with a \$400 fee should be submitted to the Summer Village of Norglenwold, Subdivision and Development Appeal Board, #2 Erickson Drive, Sylvan Lake, AB T4S 1P5 within 21 days following the date of this notice.

For further information please contact the Development Officer at 403-887-2822 or khubbard@sylvansummervillages.ca. Documents regarding this development can be found online during the appeal period at <http://www.sylvansummervillages.ca/norglenwold.html>.

Dated this 11th day of November 2022.

A handwritten signature in blue ink, appearing to read "KHubbard", is written above a horizontal line.

Kara Hubbard, Development Officer

DEVELOPMENT PERMIT

Permit Number: 221472

Municipal Address: 111 Grand Avenue

Lot: 4-6 Block: B Plan: 5108EO

Applicant: GWS Contracting Ltd.

On Behalf Of: [REDACTED]

The Development Involving: *Demolition*

Has Been Approved Subject to the Following Conditions:

- 1) The payment of all outstanding property taxes or the making of arrangements, satisfactory to the Council, for the payment thereof, prior to the commencement of the development.
- 2) The development commences and continues in the manner applied for, including landscaping, and that all development complies with the regulations and specifications of the Land Use By-Law under which this permit was issued.
- 3) The construction shall be completed within 12 months and the landscaping shall be completed within 2 years of the date of permit issuance.
- 4) The payment of a \$500.00 completions deposit to ensure all conditions of this development permit have been met, including the completion of building construction within a one-year period, landscaping completed within two years, and any or all road damage repaired.
- 5) All parcels shall be graded to ensure that storm water is directed to a drainage ditch without crossing adjacent land, except as permitted by the Development Authority. All maintenance and upkeep shall be the responsibility of the property owner. A lot grade certificate may be required at completion to ensure that proper drainage on the property exists.
- 6) Any damage to public roads due to the construction shall be repaired immediately at the expense of the permit holder.
- 7) Copies of all applicable Building, Electrical, and Plumbing & Gas permits shall be provided to the administration office to be kept on file.
- 8) Tree removal to be completed according to landscaping plan, 14 trees being removed shall be included in a replanting plan for an approved dwelling development permit prior to closing this permit, or 14 trees shall be replaced.
- 9) All buildings shall be removed from the property.
- 10) Any work on the escarpment is prohibited unless prior written approval has been received from the appropriate provincial authorities and the Municipality.
- 11) All road bans to be followed that are implemented by Roadata and the administration office.
- 12) Sewer curb stop must remain accessible at all times, during and after construction.
- 13) Any construction commenced prior to December 16, 2022 (21-day appeal period), is at the applicant's own risk.

You are hereby authorized to proceed with the development specified, provided that any stated conditions are complied with, that the development is in accordance with any approved plans and applications, and that construction conforms with any provincial and federal requirements relative to this development.

Date of Decision: November 24, 2022

Date of Issuance of Development Permit: November 25, 2022



Development Authority

Note:

- 1) The issuance of a development permit in accordance with the notice of decision is subject to the condition that it does not become effective until 21 days after the date that the development permit is issued.
- 2) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit shall be null and void, unless an extension to this period, being no longer than an additional 12 months, has been previously granted.
- 3) Development Authority may carry out on-site inspections of the development at any time.

Geoffrey Stan
GWS Contracting Ltd
geoffreystan@gmail.com

November 21, 2022

Kara Hubbard
Development Officer
Summer Village of Birchcliff

To Whom it May Concern

This letter is written regarding demolition at #111 Grand Avenue.

The building demolition will be done with care, taking into consideration dust, noise, and trucking.
The site will not be left open with hazards from removing existing cabin.

Existing cabin will be removed and new home construction will replace it.

Sincerely

Geoff Stan
GWS Contracting Ltd
(403)350-9656

DEVELOPMENT PERMIT
NO: 221472
CONDITIONALLY APPROVED
ON: NOV 25 2022
BY: 
(Approving Authority & Signature)
2 PAGES

PLOT PLAN

Sylvan Lake

Part of Lot 6
Block B
Plan 51098 EO

Lot 4, 5 & SE Half of 6
Block B
Plan 51098 EO
Excluding thereout the most southeasterly 25 Feet of Lot 4
And the most northeasterly 3.5 Feet of SE Half of Lot 6

Lot 16
Block B
Plan 932 1937

TREES REMAINS

Remove
Garage

Remove
CABIN

All other existing
landscaping to remain.

Grand Avenue

111 Grand AVE