



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:

***Driveway Expansion
Development Permit #241334
3 Sylvan Lane (Lot 6 Block 8 Plan 6376MC)***

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 18th day of April 2024.

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

Kara Hubbard, Development Officer

DEVELOPMENT PERMIT

Permit Number: 241334

Municipal Address: 3 Sylvan Lane

Lot: 6

Block: 8

Plan: 6376MC

Applicant:



On Behalf Of: -

The Development Involving: *Driveway Expansion*

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 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 construction within a one-year period, 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 or carriageways due to the construction shall be repaired immediately at the expense of the permit holder.
- 7) All applicable Superior Safety Codes permits to be completed and submitted to the administration office.
- 8) Driveway construction shall not disturb or disrupt municipal stormwater management infrastructure, and shall be constructed in such a manner not to interfere with the natural flow or absorption of surface water.
- 9) The maximum width of a driveway shall be 10.0 m (32.8 ft.). Driveway width shall be measured within the carriageway.
- 10) No trees shall be removed.
- 11) Sewer curb stop must remain accessible at all times, during and after construction.
- 12) Any construction commenced prior to May 9, 2024 (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: April 18, 2024

Date of Issuance of Development Permit: April 18, 2024



Development Authority

Note:

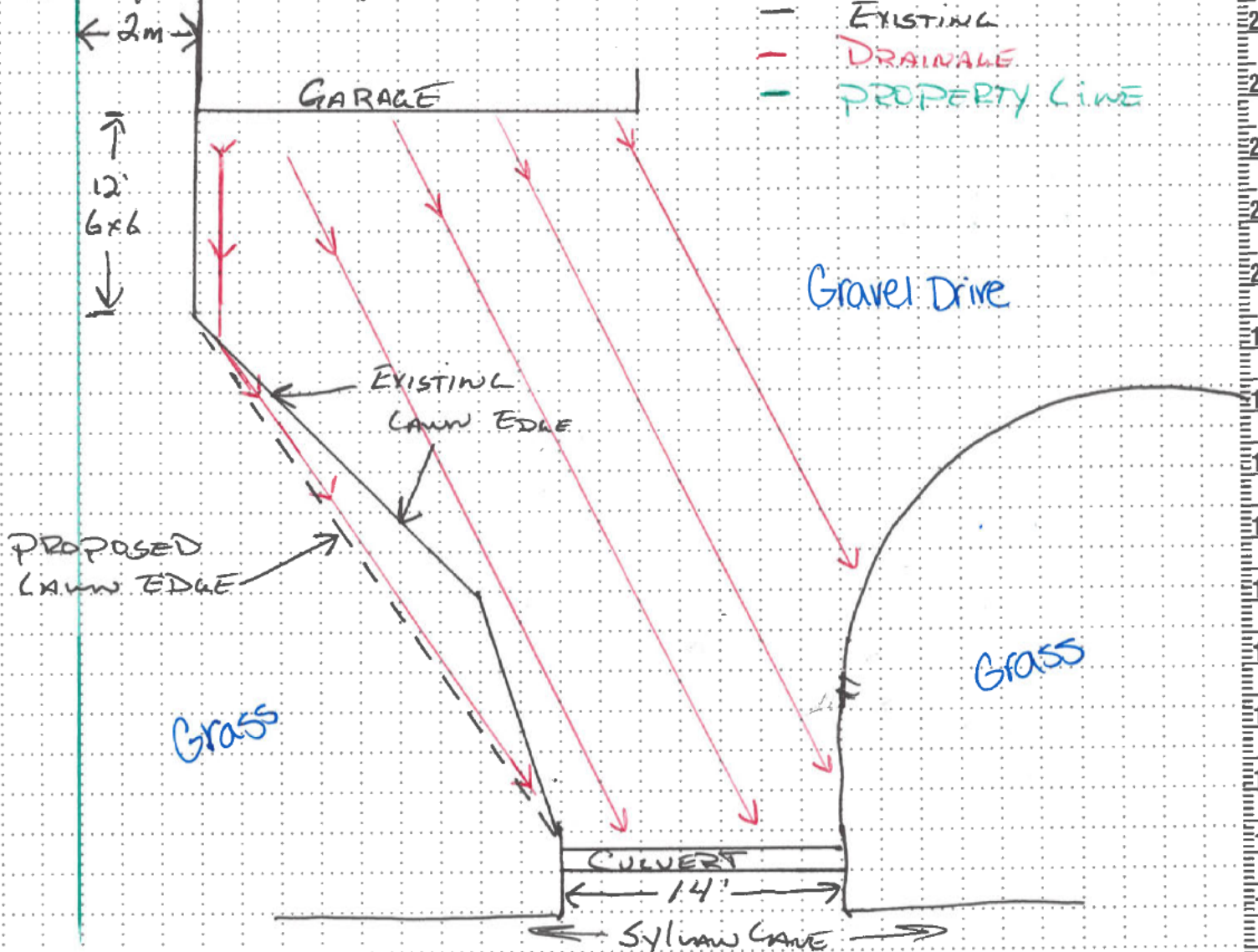
- 1) This permit is valid for a period of 12 months from the date of its issue, or the date of the decision of the Council confirming it. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence as determined by the development officer, this permit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

From the workbench of: [REDACTED]

Date: APRIL 8, 2024

- 3 SYLVAN LAKE

- EXISTING
 - DRAINAGE
 - PROPERTY LINE



- DRIVEWAY TO REMAIN GRAVEL

- PARCEL COVERAGE IS 24%

- HOUSE & DECKS
- GARAGE & CEAN TO
- OUT BUILDINGS
- Driveway/Parking

DEVELOPMENT PERMIT

NO: 241334

CONDITIONALLY APPROVED

ON: April 18, 2024

BY: [Signature]
(Approving Authority & Signature)

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