

*Minutes of the Land Use Bylaw Amendment Bylaw #237-18 Public Hearing of the Summer Village of Norglenwold, Province of Alberta, held May 25, 2018 in the Summer Village Administration Office at Sylvan Lake, Alberta.*

**CALL TO ORDER:** The Meeting was called to order at 10:00 a.m. by Mayor Ludwig with the following being present:

Mayor:	Jeff Ludwig
Deputy Mayor:	Ed Thiessen
Councillor:	Jim McLeod
Administrator:	Phyllis Forsyth
Recording Secretary:	Teri Musseau
Development Officer:	Koralyn Lemmon
Public:	Ron Cadman Darlene Cadman Don Watson Linda Rattan Ray George Hugh Thurston Warren Pubanz Cindy Bray Kent Lyle Roger Kinder

#### **1. Land Use Bylaw Amendment Bylaw #237-18 Public Hearing**

Mayor Ludwig explained the reason for the Public Hearing was to hear comments regarding the proposed Land Use Bylaw Amendment Bylaw #237-18.

Emergency exit, muster point and washroom locations were noted.

Council and staff were introduced followed by the process for the hearing.

Koralyn Lemmon reviewed the proposed changes to the Land Use Bylaw Amendment Bylaw as follows:

##### **1. Application Deemed Complete (Part Two - Permission for Development)**

###### **PROPOSED REGULATION:**

After receipt of a development permit application, the Development Authority shall give notice to the applicant by email as per the email address listed on the Development Permit Application, that the application is deemed complete or incomplete.

(a) If the application is deemed incomplete, the notice shall contain any outstanding documents and information required, and a date the outstanding documents and information shall be submitted, set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.

(b) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in the email, the application is deemed to be refused. The development authority must issue to the applicant a notice by ordinary mail.

2. Variance Requests (Part Two)

PROPOSED REGULATION:

The Municipal Planning Commission may approve an application for Development Permit...

In approving an application for development pursuant to .... the Municipal Planning Commission shall...

3. 21 Day Appeal Period (Part Two – Development Permits and Notices)

PROPOSED REGULATION:

A Development Permit issued pursuant to this Part does not come into effect until twenty-one (21) days after the date on which notice of issuance of the permit is given under subsection 4(a) or (b). Any development proceeded with the applicant prior to the expiry of this period is done solely at the risk of the applicant.

4. 21 Day Appeal Period (Appealing a Decision)

PROPOSED REGULATION:

An appeal by an applicant must be commenced within twenty-one (21) days of the notification of the decision or when the forty (40) day period or any time extension expires. An appeal by any other affected person must be made within twenty-one (21) days of the notice of the issuance of the permit was given.

5. Offences and Penalties (Part Two)

PROPOSED REGULATION:

Minimum Specified Penalties:

<b>Offence</b>	<b>First</b>	<b>Second</b>	<b>Third &amp; Subsequent</b>
Fail to obtain a Development Permit	\$1500.00	\$2500.00	\$5000.00
Fail to comply with Development Permit / Development Permit Conditions	\$1500.00	\$2500.00	\$5000.00
Failure to contain construction materials / Refuse	\$1500.00	\$2500.00	\$5000.00
Display unapproved advertising signage	\$1500.00	\$2500.00	\$5000.00

6. Landscaping, Environment Conservation & Development (Part Three)

PROPOSED REGULATION:

The planting of additional trees and shrubs to replace those removed upon development of the parcel.

7. Parcel Coverage (Part Four – Land Use Districts R-S & R-E)

PROPOSED REGULATION:

Maximum Parcel Coverage: Fifty (50) percent, other fifty (50) percent shall remain as is or contain native grasses, trees, shrubs, or ornamental plantings, satisfactory to the Development Authority.

Written submissions were read from the following:

Carol MacDougall – 215 Grand Avenue

- timeline between issuance of fines (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)
- second offence is continuation of noncompliance from first offence

Darlene Cadman – 87 Grand Avenue

- Landscaping, Environmental Conservation & Development (Part Three)
  - specific objectives of addition of the regulation
  - if lot cleared would all trees need to be replaced or does this only refer to parcel previously developed
  - minimum number of trees or shrubs for development
- Parcel Coverage (Part Four – Land Use Districts R-S & R-E)
  - objective of parcel coverage regulation
  - remaining 50% parcel coverage of trees, shrubs and plantings intended for environmental conservation, water permeability, aesthetic appearance or neighborhood character
  - definition of parcel coverage should be more clear
- Building Coverage
  - remove “satisfactory to the Development Authority” as allows for wide variety of personal interpretation and preference
  - if native grasses are the intended vegetation are non-native lawns and sod unacceptable
  - clearer definition of remaining 50% needed
  - need definition of hard and soft landscaped area

Comments from the public were received from:

Darlene Cadman – 87 Grand Avenue

- feels the City of Calgary has better bylaw and it should be applied here as they know better
- non-native plantings treated with chemicals and bad for lake
- wants clear objectives of what the proposed amendments are

Kent Lyle – 301 Honeymoon Drive

- complimented Council on taking extra action

- encouraged Council to continue to be consistent and firm on parcel coverage and areas that infringe on public land and tree removals
- wants environmental protection for lake
- Council needs to be tough on people who encroach on environmental and municipal reserves
- need to be tough on people who break laws and make them remove property if not permitted
- don't allow people to clear cut their property

Linda Rattan – 123 Grand Avenue

- need teeth behind bylaws
- consistency will all residents; rules apply equally to all
- people shouldn't be allowed to park in green spaces
- clarification on parking in summer village
- clarification on makeup of Municipal Planning Commission

Mayor Ludwig asked if anyone had anymore comments, and if everyone felt they had the opportunity to speak.

Mayor Ludwig closed the Public Hearing at 10:39 a.m.

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JEFF LUDWIG, MAYOR

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PHYLLIS FORSYTH, CAO