

NOTICE OF DECISION

Subdivision and Development Appeal Board

September 21, 2018

Rob Applegate
135 Grand Avenue
Norglenwold, AB T4S 1S5

Dear Mr. Applegate:

RE: Development Application for paving at 135 Grand Avenue

In accordance with Subsection 687(2) of the Municipal Government Act, wherein the Subdivision and Development Appeal Board (SDAB) must give its decision in writing together with reasons for the decision within 15 days of concluding the hearing, the following serves as notification.

Finding of Fact:

Upon hearing and considering the representations and the evidence of the parties concerned the Board find the facts in the matter to be as follows:

1. The Board finds the applicant constructed a non-compliant driveway without a development permit.
2. The development does not unduly interfere with the amenities of the neighbourhood.
3. The development does not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

4. The adjacent neighbours are in favour of the development.
5. The proposed development achieves drainage solutions acceptable to Mr. Applegate and his neighbours.

Decision of SDAB:

Due to the issue with drainage, the Subdivision and Development Appeal Board approved the application for development with a site variance coverage of 2.5%, allowing for a total site coverage not to exceed 52.5% of parcel with the condition that a satisfactory Real Property Report is undertaken upon completion.

Sincerely,

SUMMER VILLAGE OF NORGLNWOLD

Jeff Ludwig
Chair
Subdivision and Development
Appeal Board