

NOTICE OF DECISION

Subdivision and Development Appeal Board

November 14, 2018

RE: Development Application for mechanized grading at 28 Rustic Crescent

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. Approval was given by Alberta Environment and Sustainable Resource Department on July 17, 2012 to construct shoreline protection appurtenant to Lot 8, Block 1, Plan 7921843.
2. Alberta Environment and Sustainable Resource Department approval 3.3 states *“the approval holder shall minimize the removal or disturbance of existing bank vegetation at the site of the activity.”*
3. Supplemental Plan Sketch prepared by Lakeview Contracting July 6, 2012, shows blast rock located solely on applicant’s property and area on reserve revegetated native and cultivars.
4. As per the Land Use Bylaw and Municipal Development Plan, reserve to be finished with native vegetation and unmanicured not tuff.

5. Summer Village has no record of permission being granted allowing for work on the Municipal Reserve.

Decision of SDAB:

The Subdivision and Development Appeal Board hereby grant the development permit for mechanized grading on the private property located at 28 Rustic Crescent with the following conditions:

- 1) Blast rock to be removed from Environmental Reserve.
- 2) Isolation line if required be installed entirely on residential property.
- 3) Work to be completed as per the conditions on the original permit from Alberta Environment and Sustainable Resource Development #00302171-00-00.
- 4) Restoration of the Environmental Reserve as per Alberta Environment and Sustainable Resource Development Approval #00302171-00-00 conditions 3.8, 3.9, 3.10 and 3.11.
- 5) Completions deposit of \$1500.00.
- 6) Work to be completed to the satisfaction of the Development Officer.
- 7) Real Property Report to be provided prior to completion.

Sincerely,

SUMMER VILLAGE OF NORGLLENWOLD

Teri Musseau
Secretary
Subdivision and Development
Appeal Board