

NOTICE OF DECISION

Subdivision and Development Appeal Board

October 10, 2018

Ryan & Jodi Neish

Dear Mr. & Mrs. Neish:

RE: Development Application for construction of Fence/guardrails at 193 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 guard rails are a safety requirement as per section 9.8.8 of the Alberta Building Code.
2. The height of the guard rails are being installed as per section 9.8.8.3 of the Alberta Building Code.
3. The design of the guard rails follows the requirement as discussed in section 9.8.8.6 of the Alberta Building Code.

4. The Alberta Building Code has authority over the Summer Village of Norglenwold's Land Use Bylaw.
5. The development does not unduly interfere with the amenities of the neighbourhood.
6. The development does not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.
7. The adjacent neighbour 195 Grand Avenue is in favour of the development.

Decision of SDAB:

The Subdivision and Development Appeal Board hereby grants the amended development permit #171575 for 193 Grand Avenue as follows:

- 1) (20a) Appeal upheld to allow a 6 ft. fence along the north property line. Appeal upheld finished on one side only.
- 2) (20b) Appeal upheld sections 1-3 to be constructed as per Alberta Building Code. Appeal upheld finished on one side.
- 3) (20c) Finished on both sides not required.
- 4) (20d) Finished on both sides not required.

Sincerely,

SUMMER VILLAGE OF NORGLNWOLD

Teri Musseau
Secretary
Subdivision and Development
Appeal Board