

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
OF ALBERTA BEACH IN THE PROVINCE OF ALBERTA  
HELD IN COUNCIL CHAMBERS  
MARCH 21, 2017 AT 7:00 P.M.**

**PRESENT:**

Mayor ..... Jim Benedict  
Deputy Mayor ..... Bill Love  
Councillor ..... Angela Duncan  
Councillor ..... Tara Elwood  
Councillor ..... Don McNair  
C.A.O. .... Kathy Skwarchuk  
Development Officer..... Tony Sonleitner

**CALL TO ORDER:**

Mayor Benedict called the meeting to order at 7:06 P.M.

**AGENDA ADDITIONS OR DELETIONS:** None.

**AGENDA ADOPTION:**

MOVED BY Councillor McNair that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

**DEVELOPMENT PERMIT APPLICATION #17DP03-01:**

Lot 3, Block 9, Plan 3321 BQ (4820 – 50<sup>th</sup> Avenue)

For the demolition of an existing commercial building, construction of a six unit apartment condo as a discretionary use within the R2 – Residential Multi-Family District. A request has been submitted to Council to re-district the subject lands from CRX – Commercial Transition to R2 – Residential Multi-Family District.

The Development Officer reviewed the Development Permit Application with the members of the Municipal Planning Commission. He has recommended approval subject to third and final reading of re-districting Bylaw #250-17 and subject to the conditions as outlined in his report.

The applicant Mr. Cliff Prowal from HY-5 Builders attended the meeting. Discussion arose on the location of commercial waste bins, the front yard setback and parking requirements. The Development Officer advised that the land use bylaw requires two parking stalls for each two bedroom suite and 1.5 parking stalls for a one bedroom suite. Mr. Prowal confirmed that the two main floor units will be one bedroom plus den suites.

MOVED BY Mayor Benedict that Development Permit Application #17DP03-01 for the demolition of an existing commercial building and construction of a 6 unit apartment condo on Lot 3, Block 9, Plan 3321BQ (4820 – 50<sup>th</sup> Avenue) be approved subject to the following conditions:

- that Bylaw #250-17 to re-district the lands from CRX Commercial Transition to R2 Residential Multi-Family District pass third and final reading;
- that a variance be granted to accept the use as a discretionary use within the R2 Residential Multi-Family District;
- that a variance be granted to the front yard setback requirements from the required average distance of 9.0 m (29.5 ft.) to an average distance of 7.2 m ((23.7 ft.);
- that two of the units be changed from two bedroom units to one bedroom plus den units;
- that a variance be granted to the parking requirements from 11 parking stalls to 10 parking stalls;
- that the parking lot be organized with identified parking stalls including unit numbers; and
- subject to the conditions as per the Development Officer's Report.

CARRIED UNANIMOUSLY

**ADJOURNMENT:**

The Municipal Planning Commission meeting adjourned at 7:37 P.M.

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Mayor – Jim Benedict

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C.A.O. – Kathy Skwarchuk