

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
OF ALBERTA BEACH IN THE PROVINCE OF ALBERTA  
HELD IN COUNCIL CHAMBERS  
APRIL 26, 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 7:00 P.M.

**AGENDA ADDITIONS OR DELETIONS:** None.

**AGENDA ADOPTION:**

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

CARRIED UNANIMOUSLY

**OLD BUSINESS:**

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

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

For the construction of a six unit apartment condo.

Application has been withdrawn as a new application has been submitted under Development Permit Application #17DP09-01.

MOVED BY Mayor Benedict that the motion for conditional approval of Development Permit Application #17DP03-01 from the March 21<sup>st</sup>, 2017 Municipal Planning Commission meeting be rescinded.

CARRIED UNANIMOUSLY

**NEW BUSINESS:**

**DEVELOPMENT PERMIT APPLICATION #17DP09-01:**

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

For the construction of a Four-Plex as a discretionary use within the R2 – Residential Multi-Family District.

A request has been previously submitted to Council to re-district the subject lands from CRX – Commercial Transition to R2 – Residential Multi-Family District. Bylaw #250-17 to re-district the lands has had first reading at the March 21<sup>st</sup>, 2017 Regular Council Meeting and a Public Hearing was held on April 18, 2017.

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 was in attendance at the meeting to support his application.

Council thanked the Developer for addressing all concerns raised at the Public Hearing held on April 18<sup>th</sup>, 2017.

MOVED BY Deputy Mayor Love that Development Permit Application #17DP09-01 for the construction of a Four-Plex 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 written Development Agreement be in place; and
- subject to the conditions as per the Development Officer's Report.

Councillor McNair noted a possible pecuniary interest due to contracting services to the applicant and therefore to avoid a conflict of interest abstained from voting.

CARRIED

**ADJOURNMENT:**

The Municipal Planning Commission meeting adjourned at 7:10 P.M.

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Mayor – Jim Benedict

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C.A.O. – Kathy Skwarchuk