

**MINUTES OF THE PUBLIC HEARING
FOR THE COUNCIL OF
ALBERTA BEACH IN THE PROVINCE OF ALBERTA
HELD IN COUNCIL CHAMBERS
APRIL 19, 2016 AT 7:00 P.M.**

THE PURPOSE OF THE PUBLIC HEARING IS TO DISCUSS BYLAW # 246-16 A BYLAW TO CONTROL LAND USE AND TO AMEND ALBERTA BEACH LAND USE BYLAW #141-98. THIS MEETING WAS ADVERTISED IN THE LAC STE. ANNE BULLETIN ON MARCH 21ST AND MARCH 28TH, 2016.

PRESENT:

MayorJim Benedict
Deputy MayorBill Love
CouncillorAngela Duncan
CouncillorTara Elwood
CouncillorDon McNair
CAOKathy Skwarchuk
Development Officer.....Tony Sonnleitner

CALL TO ORDER:

Mayor Benedict called the Public Hearing to order at 7:00 P.M.

PURPOSE:

Mayor Benedict explained that the purpose of the Public Hearing is to discuss and hear public input regarding Bylaw #246-16, being a bylaw to control land use and to amend the Alberta Beach Land Use Bylaw #141-98. It was further explained that the bylaw will amend the land use plan for certain lands within NW 15-54-3-W5M as a means to promote effective and efficient land use within the municipality, specifically that the lands legally described as Lot 15A, Block 2, Plan 201BT be re-districted from Residential - Single Family District (R1) to Residential - Multi-Family District (R2).

AGENDA ADOPTION:

#PH001-16

MOVED BY Deputy Mayor Love that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

CORRESPONDENCE:

The C.A.O. reported that no correspondence was received.

The Development Officer reported no written correspondence was received.

QUESTIONS FROM THE PUBLIC:

A resident Ms. Shannon Branconnier questioned why a multi family unit was proposed as opposed to a single family dwelling. She further commented it is a quiet district and she is concerned this development will create more traffic, that it will be rental units and house transient residents, there are few rental units in the neighbourhood with the exception of the 4-plex on 55 Street and therefore she has concerns. She also commented she has not seen any plans on the development.

The Developer, Mr. Doucette advised the development will be for senior's 55 plus living and presented the drawings for viewing.

The Development Officer commented that the development will create twice the residency, the development will create 4 units on the 2 lots which have been consolidated into one lot as opposed to 2 dwellings on 2 separate lots therefore, the increase in residency is minimal considering the size of each unit. Further he commented that the municipality has no control over whether each lot was separately developed and then rented out which could then create a higher density.

Ms. Shannon Branconnier commented after reviewing the plans has no issue with the development.

A resident, Mr. Gordon Evers questioned how large is the development compared to the lot. His concern is that the development looks too large for the neighbourhood and felt it was over the top.

Mr. Doucette confirmed the front and rear yard setbacks, further that there would only be 2 shared driveways.

The Development Officer confirmed that no variances were granted on the development.

Mrs. Doucette confirmed that the units will be rented out to seniors (55 plus) as there is a need in the community for this type of housing, further that the intention is for no children or pets.

The Development Officer reviewed the process for this development and bylaw.

Ms. Branconnier commented she has no issues having learned the development will be for seniors 55 plus and no children and that the development could be an improvement to the neighbourhood.

The consensus of Council is they believe the development to be a nice addition to the neighbourhood.

DISCUSSION:

As there was no further discussion or questions from the public the meeting adjourned.

ADJOURNMENT:

The meeting adjourned at 7:30 P.M.

Mayor – Jim Benedict

C.A.O. – Kathy Skwarchuk