

**MINUTES OF THE PUBLIC HEARING
WITH RESPECT TO
MUNICIPAL DEVELOPMENT PLAN BYLAW #251-17
FOR THE COUNCIL OF ALBERTA BEACH
IN THE PROVINCE OF ALBERTA
HELD IN THE ALBERTA BEACH AGLIplex
JULY 20, 2017 AT 7:00 P.M.**

THE PURPOSE OF THE PUBLIC HEARING IS TO DISCUSS AND HEAR PUBLIC INPUT ON MUNICIPAL DEVELOPMENT PLAN BYLAW #251-17. THIS MEETING WAS ADVERTISED IN THE ALBERTA BEACH NEWSLETTER, THE COMMUNITY VOICE AND THE LAC STE. ANNE BULLETIN.

PRESENT:

MayorJim Benedict
CouncillorAngela Duncan
CouncillorTara Elwood
CAOKathy Skwarchuk
Development Officer.....Tony Sonnleitner

ABSENT:

Deputy MayorBill Love
CouncillorDon McNair

CALL TO ORDER:

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

OPENING REMARKS:

Mayor Benedict welcomed everyone to the Public Hearing for Alberta Beach being held pursuant to Section 230 of the Municipal Government Act. The principal task of this hearing is to hear and receive formal submissions and presentations from those who wish to speak to the proposed Bylaw #251-17.

Alberta Beach Municipal Development Plan Bylaw #251-17 is a Bylaw for the purpose of providing a guide for future growth and development of the municipality, this Bylaw after third and final reading will replace the Alberta Beach Municipal Development Plan Bylaw #115-95.

After the adoption of the agenda and introductions, Council will review and discuss written submissions received by the Municipality. The public will then have an opportunity to speak and / or present additional written submissions. Those wishing to speak must sign in on the "Sign-In" sheet. Council will hear individuals in the order in which they are listed on the "Sign-In" sheet, and will only hear those who do "Sign-In".

ADOPTION OF AGENDA:

#PH003-17 MOVED BY Councillor Duncan that the agenda be adopted as presented.

CARRIED UNANIMOUSLY

INTRODUCTIONS:

The Council, C.A.O. and Development Officer introduced themselves.

Mayor Benedict requested the Development Officer review the proposed bylaw.

The Development Officer, Tony Sonnleitner, reviewed the proposed Municipal Development Plan Bylaw #251-17 and outlined the changes from the current Municipal Development Plan Bylaw #115-95. Further he advised the Municipal Development Plan is a guide for future growth in the municipality.

WRITTEN SUBMISSIONS:

Review and discussion of written submissions, for and against the proposed Bylaw #251-17.

No written submissions were received.

Council advised they have text changes to the document.

ORAL PRESENTATIONS AND/OR ADDITIONAL SUBMISSIONS:

The Public was called upon to speak/make presentations for and against the proposed Bylaw #251-17 according to the order in which they signed in on the register.

Mr. John Ruane – Questioned what the changes were to the document in layman's terms.

The Development Officer advised that most changes are in the Museum Road area (M-1) Light Industrial and some housing types in the Residential area have expanded.

Mr. Bruce Liston – No questions.

Mrs. Teresa Busenius – Questioned on zoning changes in CRX area now going to C-1.

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There was a lengthy discussion on changes to the CRX zoning to Commercial.
However the Development Officer explained that the CRX zoning was always a commercial zoning.

Mr. Russ Rath – Questioned the date of the letter which was sent out on July 6th notifying affected property owners to attend the meeting, that was not enough notice to attend the meeting.
The Development Officer explained that the letter was sent out to advise the property owners of the Public Hearing being held tonight. The Open House was not a meeting, it was a open house to view and receive copies of the proposed bylaws.

Mr. Russ Rath questioned how the CRX to C1 affects his property if he was to sell his property or if a disaster happened.

The Development Officer advised that If the property were to burn down, the protection for the property owner falls under Section 643 of the Municipal Government Act.

Mr. John Berry – Questioned the changes to 48 Street.

The Development Officer advised the zoning is presently R2 and is proposed to change to R1S, he reviewed the changes to for the R1S district.

Mr. Al Skognes – Questioned the Municipal Reserve lands along the shoreline, he believes property owners have encroached onto municipal reserve, expressed concern of the erosion and believes property owners should be installing retaining walls.

Councillor Duncan spoke against retaining walls, natural vegetation should be encouraged for erosion control.

Throughout the meeting various members of the public spoke and had questions on the proposed bylaw, however the questions and comments were related to the proposed Land Use Bylaw #152-17. The public was asked to hold their questions for the Public Hearing on the proposed Land Use Bylaw which will follow this public hearing.

The Development Officer commented the Municipal Development Plan is a “Vision of the Future”.

ADDITIONAL COMMENTS:

Mayor Benedict asked for any additional comments.

No further comments were received.

Mayor Benedict asked if everyone feels that they have been heard.

The public agreed they believe they have been heard.

Mayor Benedict declared the Public Hearing closed. No further submissions will be entertained.

ADJOURNMENT:

#PH004-17 MOVED BY Councillor Elwood that the meeting adjourn at 8:00 P.M.

CARRIED UNANIMOUSLY

Mayor – Jim Benedict

C.A.O. – Kathy Skwarchuk