

**MINUTES OF THE PUBLIC HEARING  
WITH RESPECT TO  
LAND USE BYLAW #252-17  
FOR THE COUNCIL OF ALBERTA BEACH  
IN THE PROVINCE OF ALBERTA  
HELD IN THE ALBERTA BEACH AGLIPLIX  
JULY 20, 2017 AT 7:00 P.M.**

THE PURPOSE OF THE PUBLIC HEARING IS TO DISCUSS AND HEAR PUBLIC INPUT ON LAND USE BYLAW #252-17. THIS MEETING WAS ADVERTISED IN THE ALBERTA BEACH NEWSLETTER, THE COMMUNITY VOICE AND THE LAC STE. ANNE BULLETIN.

**PRESENT:**

Mayor .....Jim Benedict  
Councillor .....Angela Duncan  
Councillor .....Tara Elwood  
CAO .....Kathy Skwarchuk  
Development Officer.....Tony Sonnleitner

**ABSENT:**

Deputy Mayor .....Bill Love  
Councillor .....Don McNair

**CALL TO ORDER:**

Mayor Benedict called the Public Hearing to order at 8:10 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 #252-17.

Alberta Beach Land Use Bylaw #252-17 is a Bylaw to regulate the use and development of land and buildings within Alberta Beach and to achieve the orderly and economic development of land, this Bylaw after third and final reading will replace the Alberta Beach Land Use Bylaw #141-98 and all amendments.

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:**

#PH005-17

MOVED BY Councillor Elwood 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 Land Use Bylaw #252-17 and outlined the changes and amendments to the existing Land Use Bylaw #141-98 that have been incorporated into the Proposed Land Use Bylaw #252-17. The Listing of Changes document was available to the public at the hearing.

**WRITTEN SUBMISSIONS:**

Review and discussion of written submissions, for and against the proposed Bylaw #252-17.

Written submissions were received from the following;

John Ruane – Submitted letter requesting that his property at 4925 – 46A Avenue be re-districted from Commercial to M1 – Light Industrial.

Council agreed that made sense as the properties on either side were districted M1 – Light Industrial as well.

Development Officer, Tony Sonnleitner – Submission of addition of Section 4.21 Recreational Vehicles and Temporary Living Accommodations, which was omitted in error from the draft bylaw, Section 55 of existing Land Use Bylaw #141-98.

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Teresa Busenius – Stated that as we are a resort community, was concerned that the bylaw only allows for one recreational vehicle on a lot and property owners would not be allowed to have a seadoo if they had a RV trailer parked on their property.

Council advised that one recreational vehicle being a travel trailer, motor home etc is permitted with a permanent dwelling and a boat or seadoo is allowed as well as those are considered off highway vehicles.

Al Skognes – Questioned why you cannot allow a trailer on a vacant lot.

Council advised you must have a residence in order to park a recreational vehicle on your property.

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 #252-17 according to the order in which they signed in on the register.

Bruce Liston – Built a home in the CRX district in 2008 and is concerned that if his residence burned down or a natural disaster occurred would he be able to rebuild a home.

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.

There was a lengthy discussion on changes to the CRX zoning to Commercial.

However the Development Officer explained that the CRX district has been commercial since 1988.

Norma & Lynn Ferland – Expressed concern that a residential component is still allowed in the CRX to Commercial district and requested Council consider some flexibility for the property owners in the CRX district.

The Development Officer confirmed the district allows for commercial with a residential component.

John & Riitta Berry – Questioned if they would be permitted to put a park model on their property on 48 Street.

The Development Officer advised that the R1S district allows for a smaller square footage.

Teresa Busenius – No further questions.

Al Skognes – Expressed concerns of too many restrictions.

Russ Rath – Expressed concerns of the redistricting of the property on 47 Street.

John Ruane – Expressed that property owners should have options on re-building old cabins or putting in a smaller residence or park model on smaller size lots.

Vaughn Atkinson – Thanked Council for their patience and for looking into the property owners concerns. He also questioned when 2<sup>nd</sup> or 3<sup>rd</sup> reading would take place on the proposed bylaws.

Council advised that second reading would take place at the August or September Council meeting and then third reading would take place at the September Council meeting.

Louis St. Laurent – Expressed concerns of the C1 district changing to C1R and whether a residence is allowed.

The Development Officer advised that a residence attached to a commercial operation is a permitted use in the C1R district.

Council advised they would look into the concerns of the CRX district and whether it would be permitted to allow a specific time period to rebuild a residence.

**ADDITIONAL COMMENTS:**

Mayor Benedict asked for any additional comments.

Al Skognes – Questioned who was sent referrals on the old church property.

The Development Officer advised that the development was advertised in the paper and referrals were sent to effected property owners within 100' surrounding the property.

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Al Skognes - Expressed concerns of rebuilding a home in the CRX district and asked if there were plans for a development in Gazebo Park.

Council confirmed Gazebo Park as a park and no plans for development at this time.

Russ Rath - No further questions, however submitted a letter requesting that lands districted CRX being redistricted to C1 or C1R be redistricted to R1 residential or give the affected residents the option.

John Ruane - Questioned what would be the time frame if we can allow the affected residents to rebuild. Council will look into whether it would be permitted to allow the residents to rebuild a home in the C1R district within a one year time period.

Al Skognes - Questioned whether a Park Model would be allowed on his property on 48 Street. Mayor Benedict advised that Council has submitted a change from 800 square feet to 440 square feet in the district to allow the residents a park model home.

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:**

#PH006-17 MOVED BY Mayor Benedict that the meeting adjourn at 9:40 P.M.

CARRIED UNANIMOUSLY

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Mayor - Jim Benedict

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C.A.O. - Kathy Skwarchuk