

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
APRIL 16, 2024 AT 7:00 P.M.**

PRESENT:

Mayor Kelly Muir
Deputy Mayor Bill Love
Councillor Debbie Durocher
Councillor Tara Elwood
Councillor Daryl Weber
C.A.O.Kathy Skwarchuk
Asst. CAOCathy McCartney (Zoom Administrator)
Development Officer.....Paul Hanlan (via Zoom)

DRAFT

CALL TO ORDER:

Mayor Muir called the meeting to order at 7:16 P.M.

AGENDA ADDITIONS: None.

MOTION #MPC01-24

AGENDA ADOPTION:

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DEVELOPMENT PERMIT APPLICATION #24DP04-01:

MAJOR VARIANCE REQUEST – RELAXATION OF FLANKING YARD

Lot 4, Block 4, Plan 4569HW (4407 – 47th Avenue)

Application – request major variance for relaxation of flanking yard setbacks to allow construction of a single family dwelling and detached garage.

The Development Officer reviewed his report, Decision Memo dated April 16th, 2024 as well as the development permit application with the members of the Municipal Planning Commission.

The Development Officer advised that as per Section 4.13 of the Land Use Bylaw 252-17 a parcel abutting onto two streets (or more) shall have a front yard setback on each street in accordance with the front yard requirements, and in land use district R-1 the minimum required front yard setback is 7.6 metres. Section 2(c) of the land use bylaw states the Development Officer may approve a variance of up to 20% and as the application exceeds the variance provisions granted to the Development Officer, the application shall be referred to the Municipal Planning Commission.

The Development Officer recommends approval for major variance for relaxation of flanking yard setbacks as outlined in his report and as follows:

1. A reduction in the required western (Front yard) setback of 2.71 metres (35.65%) from 7.6 metres to 4.89 metres;
2. A reduction in the required northern (Flanking yard) setback of 4.54 metres (59.73%) from 7.6 metres to 3.06 metres; and
3. A reduction to the northern (Front yard) setback of 1.85 metres (24.34%) from 7.6 metres to 5.75 metres for the detached garage.

MOTION #MPC02-24

MOVED BY Deputy Mayor Love that Development Permit application #24DP04-01 for a request for major variances to flanking yard setbacks to allow for the construction of a single family dwelling and detached garage on Lot 4, Block 4, Plan 4569HW (4407 – 47th Avenue) be approved subject to the conditions as outlined in the Development Officer's Report, Decision Memo dated April 16, 2024 and as follows: a reduction in the required western (Front yard) setback of 2.71 metres (35.65%) from 7.6 metres to 4.89 metres; a reduction in the required northern (Flanking yard) setback of 4.54 metres (59.73%) from 7.6 metres to 3.06 metres; and a reduction to the northern (Front yard) setback of 1.85 metres (24.34%) from 7.6 metres to 5.75 metres.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 7:32 P.M.

Mayor – Kelly Muir

C.A.O. – Kathy Skwarchuk