

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
APRIL 21, 2026 AT 7:00 P.M.**

DRAFT

PRESENT:

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

CALL TO ORDER:

Mayor Elwood called the meeting to order at 7:44 P.M.

AGENDA ADDITIONS: None.

AGENDA ADOPTION:

MOTION #MPC001-26

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DEVELOPMENT PERMIT APPLICATION #25DP26-01

Lot 11B, Block 8, Plan 162 2843 (4908 – 50 Avenue)

Major Variance Request – Relaxation of Section 4.16.2(a) of Land Use Bylaw #251-17

Required Number of Off-Street Parking Stalls.

The Development Officer reviewed his report, Decision Memo dated April 21, 2026. He advised that the proposed development requires the approval of a major variance to the parking requirements of Land Use Bylaw #252-17 to allow a provision for the “on-site” parking in an “off-site” configuration and therefore the application was referred to the Municipal Planning Commission. Further the Development Officer recommended that the Municipal Planning Commission pass a motion to approve the major variance as outlined in his report.

MOTION #MPC002-26

MOVED BY Councillor Weber that the Municipal Planning Commission approve a variance to the “Conditions of Approval” as proposed by the Development Officer regarding the Development Permit application #25DP26-01 for the property described as Lot 11B, Block 8, Plan 162 2843 (4908 – 50th Avenue) to address Sec.4.16.2(a) of Land Use Bylaw #251-17 requiring the on-site provision of four (4) parking stalls and subject to the twelve (12) conditions as outlined in the Development Officer’s report, Decision Memo dated April 21, 2026.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMIT APPLICATION #26DP01-01

Lot 6, Block 5, Plan 3508KS (4511 – 44th Street)

Major Variance Requests – Relaxations of Section 5.2.7(b) of Land Use Bylaw #251-17

Minimum “R” Residential Front Yard Setback.

The Development Officer reviewed his report, Decision Memo dated April 21, 2026. He advised that the existing dwelling requires a variance to Sec. 5.2.7(b) of Land Use Bylaw #251-17 which requires a minimum front yard setback of 7.6 M to allow for a reduced front yard setback of 5.56 M to correct the non-conforming status of the existing dwelling. He further reported that an additional front yard setback would be required to permit the construction of a proposed unenclosed covered deck which would reduce the front yard setback to 3.16 M and therefore the application was referred to the Municipal Planning Commission. Further the Development Officer recommended that the Municipal Planning Commission pass a motion to approve the major variances as outlined in his report.

MOTION #MPC003-26

MOVED BY Councillor Weber that the Municipal Planning Commission approve a variance to Sec. 5.2.7(b) of Land Use Bylaw #251-17 which requires a minimum front yard setback of 7.6 M and allow for a reduced front yard setback of 5.56 M to correct the non-conforming status of the existing dwelling for the property described as Lot 6, Block 5, Plan 3508KS (4511 – 44th Street); AND FURTHER THAT;

The Municipal Planning Commission approve a variance to Sec. 5.2.7(b) of Land Use Bylaw #251-17 which requires a minimum front yard setback of 7.6 M and allow for a reduced front yard setback of 3.16 M to permit construction of a new unenclosed covered deck regarding Development Permit application #26DP01-01 for the property described as Lot 6, Block 5, Plan 3508KS (4511 – 44th Street) and subject to the eleven (11) conditions as outlined in the Development Officer’s report, Decision Memo dated April 21, 2026.

CARRIED UNANIMOUSLY

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DEVELOPMENT PERMIT APPLICATION #26DP04-01

Lot 7, Block 17, Plan 3321BQ (4643 – 47A Avenue)

Major Variance Request – Relaxation of Section 4.10.1(f) and Section 4.10.1(a) of Land Use Bylaw #251-17 For the construction of a new accessory structure (Detached Garage).

The Development Officer reviewed his report, Decision Memo dated April 21, 2026. He advised that the proposal to build a new accessory structure (Detached Garage) requires major variances to Section 4.10.1(a) of the Land Use Bylaw #252-17 which restricts the maximum combined floor area of all accessory buildings on a property to 111.5 M2 (1200 FT2) to allow the proposed combined floor area of 191.20 M2 (2025 FT2) – a variance request of 79.71 M2 (858 FT2) or 41.7% and further the development requires a major variance to Section 4.10.1(f) of Land Use Bylaw #251-17 which requires a 6.0 M minimum setback to a roadway/lane (when vehicle access doors face the roadway) to just 1.5 M, therefore the application was referred to the Municipal Planning Commission. The Development Officer recommended that the Municipal Planning Commission pass a motion to approve the variances as outlined in his report.

MOTION #MPC004-26

MOVED BY Councillor Muir that the Municipal Planning Commission approve a variance to Sec. 4.10.1(a) of Land Use Bylaw #252-17 which restricts the maximum combined floor area of all accessory buildings on a property to 111.5 M2 (1200 FT2) to allow the proposed combined floor area of 191.20 M2 (2025 FT2). A variance request of 79.71 M2 (858 FT2) or 41.7% on Development Permit application #26DP04-01 for the property described as Lot 7, Block 17, Plan 3321BQ (4643 – 47A Avenue); AND FURTHER THAT; The Municipal Planning Commission approve a variance to Section 4.10.1(f) of Land Use Bylaw #251-17 which requires a 6.0 M minimum setback to a roadway/lane (when vehicle access doors face the roadway) to no less than 1.5 M. A variance request of 4.5 M (14.7 FT) or 75% at 4643 47A Avenue (Lot 7, Block 17, Plan 3321BQ); And further the approval be subject to the seventeen (17) conditions as outlined & amended in the Development Officer's report with the 17th condition being that in the future the 4th culvert on 47A Avenue be removed by the property owner, and at their cost, when directed by the Village.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 9:09 P.M.

Mayor – Tara Elwood

C.A.O. – Kathy Skwarchuk