

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
SEPTEMBER 16, 2025 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. CAO Cathy McCartney (Zoom Administrator)
Development Officer.....Paul Hanlan

DRAFT

CALL TO ORDER:

Mayor Muir called the meeting to order at 7:03 P.M.

AGENDA ADDITIONS: None.

AGENDA ADOPTION:

MOTION #MPC01-25

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DEVELOPMENT PERMIT APPLICATION #25DP19-01:

REQUEST FOR VARIANCE TO HEIGHT OF FENCE IN FRONT YARDS (45 Avenue & Museum Road)

Lot 1, Block 1, Plan 1720649 (4661 – 45 Avenue)

Application – request for approval of 8’ live edge wood privacy fence in the front yards.

The Development Officer reviewed his report, Decision Memo dated September 16th, 2025. He advised that the Land Use Bylaw #252-17 restricts the maximum height in both of these frontages to no higher than 1.0 M (3.3 feet) and 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 was referred to the Municipal Planning Commission.

The Development Officer recommends that the Municipal Planning Commission pass a motion authorizing construction of a solid wood security fence no higher than 2.0 M (6.6 feet) in the front yards (45th Avenue and Museum Road) of the property located at 4661 – 45th Avenue subject to the seven (7) conditions as outlined in his report.

MOTION #MPC02-25

MOVED BY Mayor Muir that Development Permit application #25DP19-01 be approved for the construction of a solid wood security fence to a maximum height of 1.83 M (6.0 feet) in the front yards (45th Avenue and Museum Road) of the property located at 4661 – 45th Avenue (Lot 1, Block 1, Plan 1720649) subject to the seven (7) conditions as outlined in the Development Officer’s report, Decision Memo dated September 16th, 2025.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 7:21 P.M.

Mayor – Kelly Muir

C.A.O. – Kathy Skwarchuk

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