

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
MARCH 21, 2023 AT 7:00 P.M.**

PRESENT:

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

CALL TO ORDER:

Mayor Duncan called the meeting to order at 7:01 P.M.

AGENDA ADDITIONS: None.

AGENDA ADOPTION:

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

CARRIED UNANIMOUSLY

OLD BUSINESS:

REQUEST FOR DECISION –

DEVELOPMENT PERMIT APPLICATION #22DP22-01:

Lot 4, Block 17, Plan 3321BQ (4703 – 47th Street)

Application for the placement/construction of a new detached garage with a request for a major variance to allow for the placement of the detached garage within the front yard of the property and entirely in front of the existing principal building (dwelling). (Relaxation of Sec.4.10(b) of LUB 252-17)

The Development Officer reviewed the Development Permit application as well as the Development Officer's report with the members of the Municipal Planning Commission. The Development Officer advised that as per Section 4.10(b) of the Land Use Bylaw #252-17 which requires that all new garages and accessory structures shall be located "no closer to the front yard than the closest portion of the principal building" that it exceeds the variance provisions granted the Development Officer (up to twenty percent) and should be considered a major variance request.

At the December 20th, 2022 meeting the MPC members requested the Development Officer forward out referrals to adjacent properties for comments prior to making a decision. The Development Officer advised the members of the MPC that no responses were received from the adjacent property owners other than one phone call he received seeking clarification.

Mayor Duncan suggested to add a condition as follows: "that should the dwelling be demolished or the property re-developed, then the detached garage must be relocated and the property be made to come into compliance". As the property owner was in attendance at the meeting, he was asked whether he has any concerns with this condition, and his response was that he has no concerns with the condition.

MOVED BY Councillor Weber that Development Permit application #22DP22-01 for a request for a major variance to allow for the placement/construction of a new detached garage on Lot 4, Block 17, Plan 3321BQ (4703 – 47th Street) within the front yard of the property and entirely in front of the existing principal building (dwelling) be approved subject to the conditions as outlined in the Development Officer's report and further that a condition be added that should the dwelling be demolished or the property re-developed, then the detached garage must be relocated and the property be made to come into compliance.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 7:17 P.M.

Mayor – Angela Duncan

C.A.O. – Kathy Skwarchuk