

**ALBERTA BEACH PUBLIC HEARING  
WITH RESPECT TO BYLAW #295-24  
HELD IN ALBERTA BEACH COUNCIL CHAMBERS  
& HELD ELECTRONICALLY VIA ZOOM  
FEBRUARY 20, 2024 AT 7:00 P.M.**

**AGENDA**

1. Call to Order
2. Opening Remarks
3. Adoption of Agenda
4. Introductions
5. Written Submissions  
Review and discussion of written submissions, for and against the proposed Bylaw #295-24
  - a. Paul Hanlan, Development Officer – Presentation of Development Officer’s Report, Review of Proposed Bylaw and Power Point Presentation
  - b. Jordan Iverson, Jandel Homes
6. Verbal Presentations  
Review and discussion of verbal presentations and/or presentation of additional written submissions, for or against the proposed Bylaw #295-24
7. Additional Comments
8. Adjournment



**VILLAGE OF ALBERTA BEACH COUNCIL**  
**PUBLIC HEARING – BYLAW 295-24**  
**PROPOSED AMENDMENTS TO LAND USE BYLAW 252-17**

**DATE:** February 20<sup>th</sup>, 2024

**TO:** MAYOR and COUNCIL  
 Village of Alberta Beach

**FROM:** DEVELOPMENT OFFICER  
 Paul Hanlan, RPP MCIP CMML

### RECOMMENDATIONS

That Council open the statutory Public Hearing for consideration of Bylaw 295-24 “Amendments to Consolidated Land Use Bylaw 252-17”.

And

That Council close the statutory Public Hearing for consideration of Bylaw 295-24 “Amendments to Consolidated Land Use Bylaw 252-17”.

### BACKGROUND

Most recently Alberta Beach Land Use Bylaw No. 252-17 was fully consolidated on September 19, 2017. Since this consolidation the following two (2) additional amendments have been adopted by Village Council:

1. Cannabis regulations (including production and retail), and
2. Accessory Structure – Height (specifically to possibly allow 2 story detached garages)

It is understood that a regional initiative through an Alberta Community Partnership (ACP) Grant may be utilized in the coming years to complete a full rewrite and update of the Village’s Land Use Bylaw (LUB). Regardless, and as a full rewrite would not result in a fully rewritten LUB being adopted for another three (3) or more years, Administration is recommending consideration of the amendments set forth in the following Table 1 (Summary of proposed Land Use Bylaw amendments) as an interim measure to address identified issues.

These identified issues as introduced, and discussed, during the December 12<sup>th</sup>, 2024 “Roundtable” include:

1. Affordability of new construction (including new and additions),
2. Design Guidelines (including minimum floor area and width/length ratios) which increase cost of construction, and
3. Changes in the Municipal Government Act regarding the notification of Discretionary Use approvals.

Administration contends that the twelve (12) amendments proposed to the LUB in PROPOSED Bylaw 295-24 will reduce the cost of new construction and spur investment in the community while balancing the desires and expectations of current residents and property owners.

As per Section 2.4 of the LUB "Amendments of the Land Use Bylaw" – the Council on its own initiative may give first reading to a bylaw to amend the Land Use Bylaw.

## DISCUSSION

That Council consider feedback received upon opening the Public Hearing and once confident that the matter has been adequately considered close the Public Hearing by motion. Council will through a subsequent agenda item consider further readings of the proposed Bylaw.

At the time of completing this RFD Administration had heard from 5 respondents expressing opinion on the proposed Land Use Bylaw changes – these have been:

1. General support for a reduction in minimum habitable floor area to 800 FT<sup>2</sup> (74.32 M<sup>2</sup>)
2. General support for relaxation of the width to length ratio from "2:1" to the proposed "3:1"
3. A question concerning whether the total habitable floor area must be on a single floor or could be stacked (i.e. 400 FT<sup>2</sup> on the main floor and 400 FT<sup>2</sup> on the second).

Administration shall distribute copies of any correspondence received in addition to in-person feedback received by Council during the open Hearing.

## OPTION

1. That Council continue the Public Hearing to a later date in order to hear further information related to the proposed Bylaw.

## RECOMMENDATIONS

That Council open the statutory Public Hearing for consideration of Bylaw 295-24 "Amendments to Consolidated Land Use Bylaw 252-17".

And

That Council close the statutory Public Hearing for consideration of Bylaw 295-24 "Amendments to Consolidated Land Use Bylaw 252-17".

Report written February 10<sup>th</sup>, 2024.



Development Officer

## ATTACHMENT

1. PROPOSED Bylaw 295-24

**ALBERTA BEACH  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 295-24**

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**BEING A BYLAW TO AMEND CONSOLIDATED LAND USE BYLAW NO. 252-17 OF THE  
VILLAGE OF ALBERTA BEACH, IN THE PROVINCE OF ALBERTA**

**WHEREAS** Pursuant to the provisions of the Municipal Government Act, RSA 2000 (hereinafter called the "Act") Council of the Village of Alberta Beach in the Province of Alberta (hereinafter called the "Council") has adopted Land Use Bylaw 252-17; and

**WHEREAS** The Council deems it desirable to amend Consolidated Land Use Bylaw No 252-17 to reduce the minimum size of new single-family dwellings and the resulting minimum width to depth ratio of these dwellings; and

**WHEREAS** The Council deems it necessary to amend Consolidated Land Use Bylaw No 252-17 to address an increased Notification Period for Discretionary Uses as per recent changes to the Act.

**NOW THEREFORE** The Council, duly assembled, hereby enacts that Consolidated Land Use Bylaw No. 252-17 be amended as follows:

- 
- 1.0 Section 1.9 "Definitions or Meanings" is amended by deleting:
- "Manufactured Home" – sub d)  
have a minimum length width (or width length) ratio of 2:0:1.0
- and replacing it with:
- "Manufactured Home" – sub d)  
Have a minimum length width (or width length) ratio of 3:0:1.0
- 
- 2.0 Section 1.9 "Definitions or Meanings" is amended by deleting:
- "Manufactured Home" – sub f)  
constructed after January 1, 1996
- and replacing it with:
- "Manufactured Home" – sub f)  
Construction date no older than as established in Sec. 4.7(1) of this Bylaw.
- 
- 3.0 Section 1.9 "Definitions or Meanings" is amended by deleting:
- "Mobile Home"
- Means a dwelling which was constructed prior to January 1, 1996, does not meet the National Building Code of Canada CAN/CSA A277 standard, with a chassis or related assembly that allows for permanent or temporary attachment of a hitch and wheel assembly to enable relocation of the dwelling. A mobile home does not include a modular home, manufactured home, temporary living accommodation or single detached dwelling as described in this Bylaw. A mobile home may be a single structure (single wide) or two parts which when put together (double wide) comprises a complete dwelling.
- 
- 4.0 Section 1.9 "Definitions or Meanings" is amended by deleting:
- "Modular Home"
- Means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis nor running gear or its own wheels, and the sections may be stacked side by side or vertically. Furthermore, Modular Home means a dwelling which has as length to width (or width to length) ratio of no greater than 2:0:1.0. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, temporary living accommodation, or mobile home.

and replacing it with:

**"Modular Home"**

Means a dwelling which is prefabricated or factory built and which is assembled on the parcel in sections, but such sections have neither chassis nor running gear or its own wheels, and the sections may be stacked side by side or vertically.

Furthermore, Modular Home means a dwelling which has as length to width (or width to length) ratio of no greater than 3:0:1.0. This rule shall not apply to those portions of a dwelling which are deemed by the development authority to be neither deck nor attached garage. A modular home does not include a single detached dwelling, manufactured home, or temporary living accommodation.

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5.0 Section 3.6 (1) "Development Permits and Notices" is amended by deleting:

The Development Authority shall require, as condition of a permit granted for a Discretionary Use, that the applicant display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the parcel or on streets abutting the parcel, a notice setting out the proposed use in a form prescribed by the Development Authority. No posting of such a notice is required for approvals of Permitted Uses.

and replacing it with:

The Development Authority shall require, as condition of a permit granted for a Discretionary Use, that the applicant display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the parcel or on streets abutting the parcel, a notice setting out the proposed use in a form prescribed by the Development Authority. No posting of such a notice is required for the approval of Permitted Uses.

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6.0 Section 3.6 (2a) "Development Permits and Notices" is amended by deleting:

After the twenty-first (21) day of the date of the issue of the Notice of Decision by the Development Officer on the application for development permit (14-day appeal period and 7 days for mailing in province); or

and replacing it with:

After the twenty-eighth (28) day of the date of the issue of the Notice of Decision by the Development Officer on the application for development permit (21-day appeal period and 7 days for mailing in province); or

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7.0 Section 4.7 (1) "Relocation of Buildings" is amended by deleting:

No relocated building or moved-in building shall be allowed within the municipality which is more than five (5) years old from the date of manufacture or construction and to be used as a dwelling.

and replacing it with:

No relocated building or moved in buildings shall be allowed within the municipality which is more than twenty (20) years old from the date of manufacture or construction.

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8.0 Section 5.2 (4b) "R-1 – Residential – Single Family is amended by deleting:

Where a lot has an area greater than 400.0 m<sup>2</sup> (4,305.6 ft<sup>2</sup>), the minimum floor area shall be 93.0 m<sup>2</sup> (1000.0 ft<sup>2</sup>)

and replacing it with:

Where a lot has an area greater than 400.0 m<sup>2</sup> (4,305.6 ft<sup>2</sup>), the minimum floor area shall be 74.3 m<sup>2</sup> (800.0 ft<sup>2</sup>)

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9.0 Section 5.2 (10) "R-1 – Residential – Single Family is amended by deleting:  
No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.

and replacing it with:

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.

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10.0 Section 5.3 (4b) "R2 – Residential – Single Family Narrow Lot is amended by deleting:

Where a lot has an area greater than 400.0 m2 (4,305.6 ft2), the minimum floor area shall be 93.0 m2 (1000.0 ft2)

and replacing it with:

Where a lot has an area greater than 400.0 m2 (4,305.6 ft2), the minimum floor area shall be 74.3 m2 (800.0 ft2)

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11.0 Section 5.3 (10) "R2 – Residential – Single Family Narrow Lot is amended by deleting:

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.

and replacing it with:

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.

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12.0 Section 5.4 (10) "R3 – Residential – Single Family Special Lot is amended by deleting:

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 2.0 : 1.0.

and replacing it with:

No dwelling in this district shall have a length to width (or width to length) ratio of greater than 3.0 : 1.0.

**THIS BYLAW** shall take effect on the date of third and final reading.

READ A FIRST TIME THIS THE 16<sup>th</sup> DAY OF JANUARY, AD 2024

A PUBLIC READING WAS HELD ON THE 20<sup>th</sup> DAY OF FEBRUARY, AD 2024

READ A SECOND TIME THIS THE \_\_\_\_\_ DAY OF FEBRUARY, AD 2024

READ A THIRD TIME THIS THE \_\_\_\_\_ DAY OF MARCH, AD 2024

SIGNED BY THE MAYOR AND CHIEF ADMINISTRATIVE OFFICER ON THIS THE \_\_\_ DAY OF MARCH, AD 2024.

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KELLY MUIR MAYOR

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KATHY SKWARCHUK CAO

**Alberta Beach Village Office**

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**From:** Paul Hanlan <hanlanpaul@gmail.com>  
**Sent:** February 10, 2024 11:03 AM  
**To:** Jordan Iverson  
**Cc:** aboffice@albertabeach.com  
**Subject:** Re: Jandel Homes - support to proposed bylaw changes

Thank you Jordan

Administration will insure that your comments are entered into the Hearing record

Sent from my iPhone

On Feb 10, 2024, at 9:32 AM, Jordan Iverson <jiverson@jandelhomes.com> wrote:

Hi Paul,

I wanted to express our support of the proposed bylaw changes for the Village of Alberta Beach. In our experience, as a modular home builder that supplies homes to rural municipalities like Alberta Beach, changes like these do the following:

- Increase residential development
- Reduce red tape and improve construction timelines
- Improve new residential construction affordability.

As always, please let me know if there is anything else you need.

Sincerely,

**JORDAN IVERSON** | VP, Sales and Marketing

[jiverson@jandelhomes.com](mailto:jiverson@jandelhomes.com)

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