

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
AUGUST 18, 2026 AT 7:00 P.M.

PRESENT:

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

DRAFT

ABSENT:

Councillor DecolynneJo Burns

MEETING CHAIRPERSON:

Mayor Elwood requested Councillor Muir to chair the meeting as she was attending the meeting remotely.

CALL TO ORDER:

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

AGENDA ADDITIONS: None.

AGENDA ADOPTION:

MOTION #MPC005-26

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DECISION MEMO – MAJOR VARIANCE REQUEST – RELAXATION OF FLANKING YARD:

DEVELOPMENT PERMIT APPLICATION #26DP12-01

4708 – 44th Street (Lot 22, Block 3, Plan 6604AO)

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

The Development Officer reviewed his report, Decision Memo dated August 18, 2026. He advised that as per Section 4.13 (corner and double fronting lots) of the Land Use Bylaw 252-17 states “In all Land Use Districts, 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.

Further the Development Officer advised that the proposed development requires the approval of the Municipal Planning Commission as the development requires a major variance for a reduction in the required eastern flanking yard setback of 5.4 metres (71.05%) from 7.6 metres to 2.2 metres. He has recommended that the Municipal Planning Commission pass a motion to approve the major variance as outlined in his report.

MOTION #MPC006-26

MOVED BY Councillor Muir that the request for a major variance to the eastern flanking yard setback to allow for the construction of a single family dwelling for Development Permit Application #26DP12-01 on Lot 22, Block 3, Plan 6604AO (4708 – 44th Street) be approved as proposed subject to the conditions as outlined in the Development Officer’s Report, Decision Memo dated August 18, 2026 and as follows: a reduction in the required eastern flanking yard setback of 5.4 metres (71.05%) from 7.6 metres to 2.2 metres.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 7:15 P.M.

Mayor – Tara Elwood

C.A.O. – Kathy Skwarchuk