

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
FOR ALBERTA BEACH
HELD IN ALBERTA BEACH COUNCIL CHAMBERS
AND HELD ELECTRONICALLY VIA ZOOM
OCTOBER 6, 2026 AT 5:30 P.M.**

DRAFT

PRESENT:

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

ABSENT:

Councillor DecolynneJo Burns (approved Leave of Absence)

CALL TO ORDER:

Mayor Elwood called the meeting to order at 5:31 P.M.

AGENDA ADDITIONS: None.

AGENDA ADOPTION:

MOTION #MPC007-26

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DECISION MEMO – MAJOR VARIANCE REQUEST:

Development Permit: #26DP16-02

Address: 5231 – 50th Avenue (Lot 8, Block 2, Plan 3321BQ)

Major Variance request for the reduction in the required eastern side yard setback of 1.2 metres (3.9 feet) to 0.6 metres (1.97 feet). A fifty percent (50%) major variance request to Section 4.10.1(d) of Land Use Bylaw 252-17 to allow construction of a proposed Accessory Structure (detached Garage).

The Development Officer reviewed his report, Decision Memo dated October 6th, 2026. He advised that as per Section 4.10.1(d) (Garages and Accessory Buildings) of the Land Use Bylaw 252-17 states “an accessory building shall be situated so that the exterior wall is at least 1.2 metres (3.90 feet) from the side boundaries and 1.0 metre (3.28 feet) from the rear boundary of the parcel” 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 side yard setback of 1.2 metres (3.9 feet) to 0.6 metres (1.97 feet), a fifty percent (50%) major variance request to Section 4.10.1(d) of Land Use Bylaw 252-17 to allow construction of the proposed Accessory Structure (detached Garage). He has recommended that the Municipal Planning Commission pass a motion to approve the major variance as outlined in his report.

MOTION #MPC008-26

MOVED BY Councillor Weber that the request for a major variance to Sec. 4.10.1(d) of Land Use Bylaw 251-17 to the eastern side yard setback to allow for the construction of an Accessory Structure (detached Garage) for Development Permit Application #26DP16-02 at 5231 – 50th Avenue (Lot 8, Block 2, Plan 3321BQ) be approved as proposed, subject to the conditions as outlined in the Development Officer’s Report, Decision Memo dated October 6th, 2026 and as follows: a reduction in the required eastern yard setback of 1.2 metres (3.9 feet) to 0.6 metres (1.97 feet).

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 5:43 P.M.

Mayor – Tara Elwood

C.A.O. – Kathy Skwarchuk