

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
OF ALBERTA BEACH IN THE PROVINCE OF ALBERTA
HELD IN COUNCIL CHAMBERS
SEPTEMBER 20, 2016 AT 7:00 P.M.**

PRESENT:

Mayor Jim Benedict
Deputy Mayor Bill Love
Councillor Angela Duncan
Councillor Tara Elwood
Councillor Don McNair
C.A.O. Kathy Skwarchuk
Development Officer..... Tony Sonleitner

CALL TO ORDER:

Mayor Benedict called the meeting to order at 7:48 P.M.

AGENDA ADDITIONS OR DELETIONS: None.

AGENDA ADOPTION:

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

CARRIED UNANIMOUSLY

NEW BUSINESS:

DEVELOPMENT PERMIT APPLICATION #16DP23-01:

Lot 6A, Block 1, Plan 3321BQ: 5224 – 50th Avenue (the “Lands”)

Application for the operation of a home occupation: Business Office in conjunction with a Landscaping Business.

The Development Officer presented his report on the file. He indicated that a referral package was sent to 27 adjacent landowners; where 8 letters were received in response. He summed the content of the response letters as opposition to the development based on concern about additional traffic, parking, and staff activities. Approval was recommended based upon the Applicant’s adherence to the guidelines set out in the Land Use Bylaw governing such development.

The applicant was in attendance at the meeting. He expressed that his application was for an “office” only, and it was his intention to adhere to the Bylaw requirements in such regard. The Home Occupation would be operated from one of three bays in his garage; where the tools and equipment utilized in the conduct of business are to be stored. He also indicated there was ample on-site parking for the operation of the business.

Addressing the Applicant, the members of the Municipal Planning Commission expressed their concerns regarding business activity, traffic and parking in the residential neighbourhood. The Applicant was asked how he would address the Commission’s concerns. The Applicant indicated that he would cease to meet his staff at the Lands, and would have his morning and evening staff meetings at the local coffee shop.

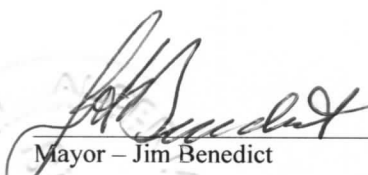
Mr. Miles Hunt, adjacent landowner, addressed the Municipal Planning Commission regarding his concerns, also expressed in his referral response, with respect to the proposed development. He asserted the proposed use is not suitable for a residential neighbourhood.

MOVED BY Councillor Duncan that Development Permit Application #16DP23-01 for the Operation of a Home Occupation: Business Office in conjunction with a Landscaping Business upon Lot 6A, Block 1, Plan 3321BQ : 5224 - 50 Avenue be denied for the reason that, in the opinion of the Municipal Planning Commission for Alberta Beach (Development Authority), the proposed use would be more appropriately located in a commercial or industrial land use district.

CARRIED UNANIMOUSLY

ADJOURNMENT:

The Municipal Planning Commission meeting adjourned at 8:12 P.M.



Mayor – Jim Benedict



C.A.O. – Kathy Skwarchuk