

**MINUTES OF THE PUBLIC HEARING WITH RESPECT TO BYLAW #250-17
FOR THE COUNCIL OF ALBERTA BEACH
IN THE PROVINCE OF ALBERTA
HELD IN COUNCIL CHAMBERS
APRIL 18, 2017 AT 7:00 P.M.**

THE PURPOSE OF THE PUBLIC HEARING IS TO DISCUSS BYLAW #250-17 A BYLAW TO CONTROL LAND USE AND TO AMEND ALBERTA BEACH LAND USE BYLAW #141-98. THIS MEETING WAS ADVERTISED IN THE LAC STE. ANNE BULLETIN ON APRIL 3RD AND 10TH, 2017.

PRESENT:

MayorJim Benedict
Deputy MayorBill Love
CouncillorAngela Duncan
CouncillorTara Elwood
CouncillorDon McNair
CAOKathy Skwarchuk
Development Officer.....Tony Sonnleitner

CALL TO ORDER:

Mayor Benedict called the Public Hearing to order at 7:00 P.M.

OPENING REMARKS:

Mayor Benedict welcomed everyone to the Public Hearing for Alberta Beach which is being held pursuant to Section 230 of the Municipal Government Act. The principal task of this hearing is to hear and receive formal submissions and presentations from those who wish to speak to the proposed Bylaw #250-17, a Bylaw whose purpose is to control land use and amend the Alberta Beach Land Use Bylaw #141-98. The proposed Bylaw #250-17 will amend the land use plan for certain lands within SE 22-54-3-W5M as a means to promote effective and efficient land use within the municipality, specifically that the lands legally described as Lot 3, Block 9, Plan 3321BQ be re-districted from Commercial Transition District (CRX) to Residential - Multi-Family District (R2). Further after we formally adopt our agenda I will open the hearing before us. Council will review and discuss written submissions received by the Municipality prior to 12:00 P.M. on Friday, April 14, 2017. At that point I will allow the public an opportunity to speak and / or receive additional written submissions. Those wishing to speak must sign in on the "Sign-In" sheet. Council will hear individuals in the order in which they are listed on the "Sign-In" sheet, and will only hear those who do "Sign-In".

ADOPTION OF AGENDA:

#PH001-17

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

CARRIED UNANIMOUSLY

INTRODUCTIONS:

The Council, C.A.O. and Development Officer introduced themselves.

WRITTEN SUBMISSIONS:

Review and discussion of written submissions, for and against the proposed Bylaw #250-17, received by the Municipality prior to 12:00 P.M. on Friday, April 14, 2017.

Written submissions were received from the following;

Tony Sonnleitner, Development Officer; Ms. Colleen Klotz; and the Alberta Beach Library Board (written submissions attached).

Ms. Colleen Klotz reviewed her submission, she believes the application does not conform to the land use bylaw, the use and enjoyment of her property is at risk, she has concerns with the height of the building and the grade, concerns the development will block her sun, believes the development is over-developed, has concerns with the parking and the garbage disposal. After a lengthy discussion she would like to see two units taken off the building and an enclosure for garbage.

ORAL PRESENTATIONS:

The Public was called upon to speak/make presentations according to the order in which they signed in on the register.

Mr. John Ruane asked if the re-zoning request was sent out to all property owners. He was advised that the public hearing for the re-zoning application was advertised and that referral letters were sent out to the adjacent property owners.

Mr. Ruane's comments in opposition to the bylaw were as follows; that the beach is not a place for an apartment building; he is concerned of people drinking then going out on the beach to party; the development is too high in density; he has parking concerns; believes the development is too big of a build for the property.

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Ms. Michelle Davis stated she was in attendance to support her friend, Colleen Klotz and that her two questions were already answered. However she expressed concerns that responses from the Development Officer to Ms. Klotz's questions were addressed to the Mayor and not directly to Ms. Klotz. Mayor Benedict explained the proper process is directing questions and responses through the Chairman and referred to Roberts Rules of Order.

The Development Officer presented his report.

Mayor Benedict asked for any additional comments.

Ms. Colleen Klotz commented this is her retirement home, believes the development application is too tall/too big and will block her sun. She also commented that Alberta Environment is doing a study.

Mr. John Ruane commented the 6 unit condo is too big of a build for the property however believes the re-zoning will be approved.

Mayor Benedict asked if everyone feels that they have been heard.

All speakers agreed they believe they have been heard.

Mayor Benedict declared the Public Hearing closed. No further submissions will be entertained.

ADJOURNMENT:

#PH002-17

MOVED BY Deputy Mayor Love that the meeting adjourn at 8:00 P.M.

CARRIED UNANIMOUSLY

Mayor – Jim Benedict

C.A.O. – Kathy Skwarchuk