

ALBERTA BEACH COUNCIL
ROUND TABLE MEETING
BEING HELD IN THE ALBERTA BEACH COUNCIL CHAMBERS
AND BEING HELD ELECTRONICALLY VIA ZOOM
TUESDAY, AUGUST 13, 2024 AT 5:30 P.M.

AGENDA

- P. 2-5 1. Development Officer – Possible Amendments to Land Use Bylaw #252-17 to Allow Sea Cans in Residential Districts
- P. 6-7 2. Alberta Beach & District Amateur Softball Association – ABADASA Annual Golf Tournament
- P. 8-14 3. Lac Ste. Anne East End Bus Society – Partnership Agreement
- 4.
- 5.
- 6.



“Roundtable” Discussion – Village of Alberta Beach Possible amendments to Land Use Bylaw 252-17

August 13th, 2024

Prepared by: Development Officer

Background

Alberta Beach Land Use Bylaw No. 252-17 was fully consolidated September 19, 2017. Since this consolidation further amendments have been approved by Village Council – including:

- Cannabis regulations (including production and retail),
- Accessory Structure – Height (specifically allow 2 story detached garages); and
- Most recently – changes to minimal habitable area for new residential construction and relaxing “width-to-depth” ratio of new construction from no less than “2:1” to “3:1”.

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 of Village’s Land Use Bylaw (LUB). Regardless, and as a full rewrite would not result in a fully rewritten LUB being adopted for three (3) or more years, Administration is currently gauging the potential interest in reconsidering Sea Cans as Accessory Structures in residential districts within the Village.

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

Current situation regarding Sea Can placements in Alberta Beach

Administration is currently enforcing a minimum of four (4) unauthorized Sea Can placements in the Village. Initial Infraction Letters have been issued to these properties owners and the owner’s have been given until the end of August 2024 to bring these properties into compliance with the Land Use Bylaw.

Two of these property owners have questioned the possibility of the Village amending its Land Use Bylaw to allow placement of Sea Cans as Accessory Structures (Sheds). Administration has determined that there is merit to – at minimum – have these initial discussions regarding the possibility of allowing Sea Can placements in residential areas. The Development Officer provides the following initial comments/observations regarding Sea Cans:

1. Possible aesthetic concerns of Sea Can placements
 - a. See Sec. 4.25 of the LUB on the next page (in Commercial and Industrial Districts)
 - b. Possibility of adequate “approval conditions” to ensure appearance and placement
2. Practical implications of securing Safety Codes approvals
 - a. Too expensive to secure engineering
 - b. Possibility of temporary placements that would not require safety code approvals for cold storage use of Sea Cans.
3. More secure and durable than most other types of Accessory Structures in the Village.
 - a. A significant concern to these property owners.

Regarding the use of Sea Cans as “Accessory Structures” (i.e. sheds) in the Village Land Use Bylaw No. 252-17 currently states:

SECTION 1.9 DEFINITIONS OR MEANINGS

“ACCESSORY BUILDING” means a building which is separate from the principal building on the parcel where both are located and which the Development Authority decides is incidental to that of the principal building, and includes garages, boathouses, fabric shelters and guest houses.

“SEA CAN” means a large container designed to store goods, commonly made of metal and used for transport

SECTION 4.25 SEA CANS

As a condition of granting a development permit for a sea can, the Development Authority may require the sea to conform aesthetically to buildings upon adjacent properties and those within the District. This may include, but is not limited to, buffering it from public view and/or enclosing it entirely within a building.

SECTION 5.2 R-1 – RESIDENTIAL – SINGLE FAMILY

This property is zoned Single Family in the Village of Alberta Beach. This residential District does not permit a Sea Can as either a “Permitted” or “Discretionary” use. Sea Cans are not allowed in this Land Use District.

In fact – currently – no residential land use district allows for Sea Cans as either a “permitted” or “discretionary” use.

SECTION 5.9 C1 – COMMERCIAL

This is one of three Districts in the Village which permits a Sea Can as a “Discretionary” use. Sea Cans are potentially allowed in this Commercial Land Use District.

SECTION 5.10 C2 – COMMERCIAL – MIXED USE

This is the second of three Districts in the Village of which permits a Sea Can as a “Discretionary” use. Sea Cans are potentially allowed in this Commercial Land Use District.

SECTION 5.12 M1 – LIGHT INDUSTRIAL

This is the third District in the Village which permits a Sea Can as a “Permitted” use. Sea Cans are allowed in this Industrial Land Use District with conditions of approval.

“Round Table” Alternatives:

1. Receive this Memo as information and take no further action regarding this matter.
2. Receive this Memo for information and direct Administration what additional information may be required at this time (including possible community engagement during the planned September Community Open House).
3. Receive this Memo for information and direct Administration to prepare an amending bylaw to consider the incorporation of potential amendments to Land Use Bylaw 252-17 regarding the placement/use of Seas Cans as Accessory Structures in Residential Districts.



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Alberta Beach Village Office

From: joe blakemandrilling.com <joe@blakemandrilling.com>
Sent: July 14, 2024 7:08 PM
To: Richard Guidinger; joe.kowalczyk@xplornet.com; best songs Gibert; raejocontracting@gmail.com; Tyschuk Construction Admin; alberta beach; Dave Hunka; Andy Fergel; alicia@pipeclamps.ca; Trent Arndt; Brian Spreen; Michael Bolster; Bernice Veltman; Kathleen Dunbar; ddrover@rfbuildings.com; Dora LHeureux; ddm@kronprinzconsulting.ca; DARCY LANIUK; warren Dunbar; Drewsy; Denise VanDenBussche; Ed Gallagher; Fred Netter; Randy Guidinger; gregbrewster@hotmail.com; Ren Giesbrecht; Michelle Gallagher; Rob Sutherland; MacQueen Playground Installations; Jeffrey Richardson; Al Jasperson; James Woods; jon@rideriverside.com; Kevin Brown; kourderkirk@steannegas.com; Marvin Richter; nick Gelych; ryan.thompson@gsconstruction.ca; Troy King; Trent Thompson; Cameron Mathewson
Subject: Golf invite
Attachments: 20240714183839.pdf

[Get Outlook for iOS](#)

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Alberta Beach & District Amateur Softball Assoc

(ABADASA)

invites you to

"Our 24th, Annual Golf Tournament"

You Must Pay
Prior to the
Event

**SAVE
THE
DATE
FRIDAY
SEPT. 6**

Lots of Prizes
and Auction
Items

When: Friday, September 6th, 2024
Breakfast: 8:30 a.m. to 9:30 a.m. at Silver Sands Golf Course
Golf: 10:00 a.m. Silver Sands Golf Course
Supper: following golf at the Golf Course
followed by Auction & Social

Cost: \$175.00/person (if payment received prior to September 1st) – includes breakfast,
18 holes of golf w power cart & supper
Payment rec'd after Sept. 1 will be \$200.00/person
Extra supper tickets available \$ 25.00 each (limited number available)

Format: Texas Scramble Shot Gun Start FIRST 144 PAID GOLFERS

You must be registered and paid by Tuesday, September 3th, 2024.

You can pay by e-transfer to ab.abadasa@gmail.com

Please put your Name(s) and phone number in the message/comment box.



*Those donating prizes please drop off,
or arrange for pickup, before Sept. 3*

→→→tear→→→→→→→→→→→→→tear→→→→→→→→→→→→→tear→→→→→→→→→→→→→tear→→→→→→→→→→→→→

Golfer
Names

Please fill in and return with payment by September 3th, 2024, if paying online just put your name(s) in message box.
Enter as a team or individually and we will find you a team!

3



BOX 540 ONOWAY, ALBERTA T0E 1V0
780.905.3934

June 20, 2024

Alberta Beach
Box 278
Alberta Beach, AB T0E 0A0

Dear Mayor & Council:

Re: Lac Ste. Anne East End Bus Society – Partnership Agreement

Lac Ste. Anne East End Bus Society wishes to formalize the partnership arrangements between the three key municipal stakeholders who contribute to the success of our program. As such, we have been working on the development of an agreement and have approved the attached document. It is now being presented to Alberta Beach Council, Town of Onoway Council and Lac Ste. Anne County Council for consideration.

Although the commitments of each municipality have been established for years, an official agreement has never been entered into.

We ask that you consider the proposed agreement and should you resolve to approve same, a final copy will be circulated for endorsement by the partners.

Should you have any questions or concerns, kindly share those with:

Trista Court

General Manager of Community Engagement, Lac Ste. Anne County

tcourt@LSAC.ca / 1-866-880-5722

She will attempt to provide answers directly, or engage the Society further if required.

We thank you for your continued support.

Kind regards,

Lorne Olsvik
Chairperson

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RECEIVED JUN 25 2024

Approved by Society; Proposed to Municipal Partners
MEMORANDUM OF AGREEMENT entered into this ___ day of _____, 2024.

BETWEEN:

LAC STE. ANNE COUNTY
Box 219, Sangudo, AB T0E 2A0
A Municipal Corporation in the Province of Alberta

-and-

TOWN OF ONOWAY
Box 540, Onoway, AB T0E 1V0
A Municipal Corporation in the Province of Alberta

-and-

ALBERTA BEACH
Box 278, Alberta Beach, AB T0E 0A0
A Municipal Corporation in the Province of Alberta

WHEREAS the Municipal Councils of the parties wish to enter into a written agreement to jointly provide bus transportation and programming to serve the seniors in the east end of Lac Ste. Anne County, as outlined in the attached Schedule "A."

NOW THEREFORE THIS AGREEMENT witnesseth that in consideration of these premises and the mutual covenants hereinafter contained, the Parties hereto agree as follows:

1. Formation of a Society

The Parties agree to establish the Lac Ste. Anne East End Bus Society (hereinafter referred to as "the Society"), which shall be the body responsible to manage the operations of this service and is further described in the Objectives and Bylaws of the Society.

2. Membership Appointments to the Society

Where a Municipality is a Party to this Agreement, it shall appoint one member to the Society at its' annual organizational meeting.

Appointments shall be made in accordance with the Lac Ste. Anne East End Bus Society Bylaws (hereinafter referred to as "the Bylaws").

3. Vehicle Ownership

All Parties agree that the Society shall be 100% registered owner of all vehicles listed on the attached Schedule "B."

This agreement, and all other documents referred to or incorporated herein, constitute the entire agreement between the Parties, and replaces and supersedes all previous communications, representations, understandings and agreements whether written or verbal between the parties.

9. Notices/Communications to Parties

All notices or other communications required or permitted under this agreement shall be in writing and shall be directed to the Parties at the following addresses:

To the Committee at: c/o Box 420
Onoway, AB T0E 1V0

To Lac Ste. Anne County at: Box 219
Sangudo, AB T0E 2A0

To the Town of Onoway at: Box 540
Onoway, AB T0E 1V0

To Alberta Beach at: Box 278
Alberta Beach, AB T0E 0A0

and shall be sent by certified mail with return receipt requested, or by fax with confirmed receipt, or by email with confirmed receipt, or by recognized overnight delivery service. Notice sent shall be deemed received:

- a) when sent, if sent by fax or email; or
- b) three (3) business days after being sent, if sent by registered mail, or
- c) one (1) business day after being sent, if sent by overnight delivery service.

Any party may change its address for notice as aforesaid by giving notice of the new address in one of the foregoing matters.

IN WITNESS WHEREOF, the parties have affixed their corporate seals, as attested by the signatures of their duly authorized signing officers.

Lac Ste. Anne County

Town of Onoway

Alberta Beach

Reeve

Mayor

Mayor

County Manager

CAO

CAO

Date

Date

Date

SCHEDULE "B"

VEHICLE OWNERSHIP

Year: 2016

Make: Mercedes

Model: Sprinter Minibus – 12 Seats w/Lift

VIN #: WDAPF4DC5GP337101

4. Program Financing

Each party to this Agreement shall pay to the Society the annual requisition as set out in Schedule "C" within one month of the invoice date.

Increases of the requisitions outlined in Schedule C constitute an amendment to this agreement, which shall be passed in accordance with paragraph 7.

5. Municipal Obligations

The Town of Onoway will appoint a staff member to act as Treasurer to the Society, who will oversee the financial administration of the Society. The Treasurer will not have voting rights.

The Town of Onoway will appoint a staff member to act as the Recording Secretary to the Society, who shall be responsible for recording minutes for all meetings. The Recording Secretary will not have voting rights.

The Town of Onoway will be responsible for keeping the official records of the Society, in accordance with records policies established by the Society.

Although the Society is legally responsible for its' employees and contractors, the Town of Onoway will provide administrative support to meet statutory requirements of employment.

Alberta Beach will be responsible to provide annual funding to the Society for the rental of facilities to house the fleet, in the amount outlined in Schedule "C" of this Agreement.

Lac Ste. Anne County will be responsible to provide annual funding to the Society for vehicle repairs and maintenance, in the amount outlined in Schedule "C" of this Agreement.

Lac Ste. Anne County will be responsible to provide annual funding to the Society for vehicle insurance, in the amount outlined in Schedule "C" of this Agreement.

6. Withdrawal from Agreement

Any party may withdraw from this agreement by the 31st day of December in any given year, provided that it gives notice to the other parties and the Society on or before the 30th day of June in the current year. Notwithstanding the withdrawal of a party, all parties shall remain jointly liable for the due performance or obligations entered into by them up to the effective date of withdrawal.

The withdrawal from the Agreement by any party may trigger dissolution of the Society, which will be managed in accordance with the Bylaws of the Society.

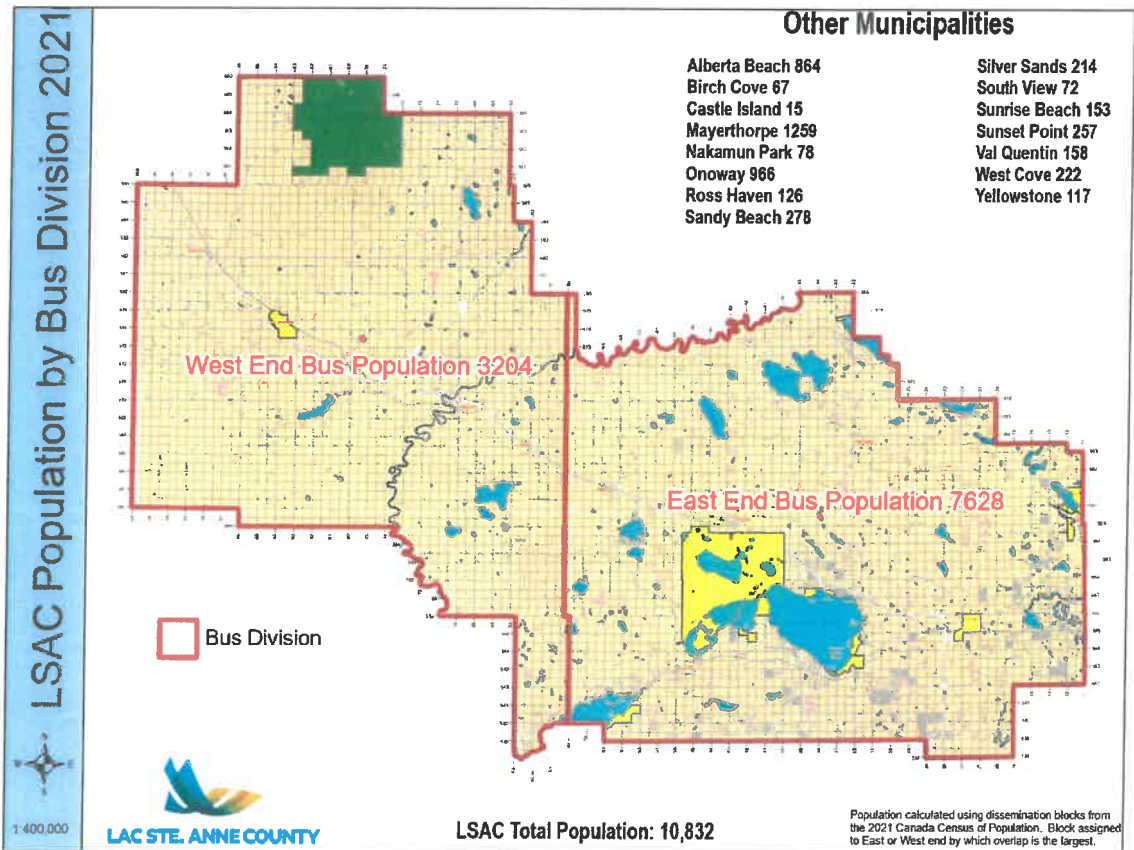
7. Amendment to Agreement

This agreement may be mutually amended at any time by the parties to this agreement.

8. Amendment to the Entire Agreement

SCHEDULE "A"

PROGRAM AREA



SCHEDULE "C"

COST SHARE FOR PROGRAM/SERVICE EXPENSES

Municipal Funding Requisition – Operations

Lac Ste. Anne County	\$6.78 per capita (based on program area)
Town of Onoway	\$6.78 per capita
Alberta Beach	\$6.78 per capita

Municipal Funding Requisition – Capital Bus Replacement Requisition

Lac Ste. Anne County	\$2.42 per capita (based on program area)
Town of Onoway	\$2.42 per capita
Alberta Beach	\$2.42 per capita

[Any exemption to the Capital Bus Replacement Requisition will be applied through the Society's budget approval and/or by resolution].

Facility Rental

Alberta Beach will be responsible to provide annual funding to the Society for the rental of facilities to house the fleet, to a maximum of \$3,600.

Fleet Repairs & Maintenance

Lac Ste. Anne County will be responsible to provide annual funding to the Society for vehicle repairs and maintenance and vehicle insurance, to a maximum of \$4,000.

Administration

The Town of Onoway will be responsible to provide in-kind administrative services to the Society, for an estimated in-kind value of \$5,000.