

**SUMMER VILLAGE OF ARGENTIA BEACH  
REGULAR COUNCIL MEETING  
THURSDAY, NOVEMBER 3, 2022 at 6:30 pm  
Summer Villages Office  
605-2<sup>nd</sup> Avenue, Ma-Me-O Beach, AB**

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**MINUTES**

Present:

**COUNCIL:** Mayor Don Oborowsky  
Deputy Mayor Lisa Turchansky  
Councillor Randy Stebner

**ADMINISTRATION:** Sylvia Roy, Chief Administrative Officer

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*Council Members may participate in this meeting via electronic communications as per Municipal Government Act S. 199.*

Mayor Oborowsky called the meeting to order at 6:30 pm.

**A. ADOPT/ AMEND AGENDA**

**Res. #2022-191**

**Moved by Deputy Mayor Turchansky to adopt the agenda as presented.**

**CARRIED**

**B. APPROVAL OF MINUTES**

1. None

**C. DELEGATES**

1. None

**D. BYLAWS & POLICIES**

**PUBLIC HEARING for Bylaw #263, Argentia Beach Land Use Bylaw**

Members of the public present:

Emile Beaudry  
Kelly Ogurian  
Dawn Poskocil

Present for Municipal Planning Services:

Brad MacDonald  
Jane Dauphinee

Mayor Oborowsky read the opening remarks.

Don Oborowsky, Chairperson of the Public Hearing for Bylaw #263, a Bylaw to adopt the Summer Village of Argentia Beach Land Use Bylaw, announced the Public Hearing open at 6:33 pm.

The Chief Administrative Officer, Sylvia Roy, introduced the Bylaw.

The Planner from Municipal Planning Services, Jane Dauphinee, presented a report on the proposed Land Use Bylaw.

Jane Dauphinee presented recommended amendments to the bylaw for council consideration.

The recommendation from Municipal Planning Services was to defer consideration of 2<sup>nd</sup> and 3<sup>rd</sup> reading of the bylaw to a later date and to direct MPS to prepare report on matters raised at the hearing for Council consideration and further, to prepare a motion to amend the Bylaw for Council consideration at the December Council meeting.

The Chief Administrative Officer indicated that two written submissions were received by Mr. Emile Beaudry, who indicated in his submissions that he wished to speak about the two items. Brad MacDonald displayed Mr. Beaudry's submissions on the shared screen so all participants could view the submissions.

Emile Beaudry, #33, Argentia Beach:

Mr. Beaudry spoke regarding Grade and Building Height – Sections 2.2.1 (59, 60, 61 and 64) and 9.11.1. Mr. Beaudry indicated that there seems to be some contradictions in the above clauses. In his submission, Mr. Beaudry indicated that there may be issues with using the crown of the road and neighboring sites for grade. He also indicated that the finished grade does not seem connected to the other grade definitions. Lastly, with respect to average grade, Mr. Beaudry indicated that it is unclear if average grade is intended to refer to building grade, or another definition. He also noted confusion regarding the related diagram.

In the same submission, Mr. Beaudry spoke regarding the building height limit of 28' which is carried over from the existing Land Use Bylaw. Mr. Beaudry indicated that the new Land Use Bylaw should consider a maximum building height consistent with present day community standards.

For his second submission, Mr. Beaudry spoke of drainage and drainage plan. Mr. Beaudry indicated that the proposed Land Use Bylaw should explicitly prohibit stormwater and drainage connections to the municipal sewer.

Dawn Poskocil, #81, Argentia Beach:

Ms. Poskocil spoke regarding Section 9.20.7 site coverage and landscaping. She indicated that it is difficult for a lay person to assess if yard is in compliance with the allotted site coverage, and that it may be useful to instead allot numbers of trees and shrubs that are allowed.

Ms. Poskocil also spoke regarding Section 9.13 keeping of livestock. She requested that the keeping of livestock for use and consumption be permitted in the new Land Use Bylaw

No further comments were heard or speakers came forward.

The Chairperson closed the Public Hearing at 7:17 pm.

1. Bylaw #263, Argentia Beach Land Use Bylaw

**Res. #2022-192**

**Moved by Deputy Mayor Turchansky that Municipal Planning Services prepare a report for council consideration.**

**CARRIED**

#### **E. COUNCIL & CAO REPORTS**

1. None

**F. BUSINESS**

1. November 2022 Council Meeting Rescheduling

**Res. #2022-193**

Moved by Councillor Stebner that the November 29, 2022 Regular Council Meeting be rescheduled to Thursday, December 1, 2022 at 10:00 am, at the Summer Villages Office or via Zoom.

**CARRIED**

**G. FINANCIAL REPORTS**

1. None

**H. CORRESPONDENCE**

1. None

**I. CLOSED SESSION**

1. None

**J. ADJOURNMENT**

**Res. #2022-194**

Moved by Mayor Oborowsky to adjourn the meeting at 7:22 pm.

**CARRIED**



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Donald Oborowsky, Mayor  
Summer Village of Argentia Beach



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Sylvia Roy, Chief Administrative Officer  
Summer Village of Argentia Beach