

**THE SUMMER VILLAGE OF SILVER BEACH
PUBLIC HEARING ON PROPOSED CHANGES TO LAND USE BYLAW
HELD SATURDAY, JULY 19TH, 2008
AT MULHURST COMMUNITY HALL
MULHURST BAY, ALBERTA**

Present:

Council:
Allan Watt
Larry Hill
James Irving

Staff:
Wendy Nickel, CAO

---AND approximately 70 members of the general public

Call to Order

The Public Hearing was called to order at 11:11 P.M.

Purpose of Meeting and Background

Councilor Hill advised that the Public Hearing was with the intent of discussing some proposed changes to the Land Use Bylaw. Council is proposing some changes with water quality, population density, drainage, and other issues in mind.

The change that will be implemented immediately by bylaw relates to a change in minimum lot widths allowed to 80'.

Other changes that Council will be looking at over the next while would relate to allowable lot elevations and building heights. Because the sewer system is near capacity, Council is also considering passing an amendment that would require that 40% of a lot area be capable of water absorption. The other amendment that Council will be considering is to only allow fertilizers containing no phosphorous.

With regards to the potential annexation, Council will ensure that development conforms to the land use bylaw, with further caveats. For example, there will not be any further subdivision of lots allowed, the development will be required to hook into the existing sewer system, and building pockets will be allowed keeping in mind the retention of green space.

Councilor Hill invited comments from the Public.

Comments from the Public

Public Hearing on Land Use Bylaw
July 19, 2008

Peggy Juchli that nitrogen in fertilizers also promotes aquatic growth, and as it dies, it depletes oxygen. She recommended that fertilizers be used for container gardening only.

Melanie Watson noted that Itaska had banned the use of fertilizers outright, and she suggested that Silver Beach should do the same thing.

Adjournment

As there were no further comments from the Public, Mayor Watt adjourned the Public Hearing. He advised that there would be a short break before reconvening for a Public Hearing on the annexation.

Time of Adjournment: 11:20 A.M.

Allan Watt, Mayor

Wendy Nickel, CAO