

MINUTES OF THE PUBLIC HEARING HELD OCTOBER 3, 2005 AT 6:45 P.M. IN THE COUNCIL CHAMBERS IN THE TURNER VALLEY MUNICIPAL CENTRE AT 223 MAIN STREET N.E.

PRESENT

Mayor Marj Straub presided with Deputy Mayor Dona Fluter, Councillors Teresa Dujay, Robert Cress, Barry Williamson, Harvey Schaffer and John Blakeman, Chief Administrative Officer Stan Ogrodniczuk, Administration Manager/Development Officer Barb Savage present.

CALL TO ORDER

Chairperson Straub opened the Public Hearing at 6:45 p.m. and stated that the Public Hearing was being held pursuant to Section 230 of the Municipal Government Act to hear representations and suggestions from the public on proposed Bylaw Number 911-05, and that the Public Hearing was to amend Land Use Bylaw Number 03-869.

The Administration Manager/Development Officer reported that the Public Hearing for Bylaw Number 911-05 had been advertised in accordance with Section 606 of the Municipal Government Act.

She stated that Bylaw Number 911-05 had been given 1st reading on September 6, 2005 and that it had been advertised in the Okotoks Western Wheel on September 14th and September 21, 2005.

The Chairperson then read out the rules of conduct for the Public Hearing.

The Development Officer reported that no letters had been received either for or against the proposed Bylaw.

The Chairperson asked the Administration Manager/Development Officer to explain the effect of Bylaw Number 911-05.

The Administration Manager/Development Officer stated that the Land Use Bylaw provides for specific setbacks for certain uses. Under the Town of Turner Valley Land Use Bylaw it currently requires the same setback for all accessory buildings and does not stipulate between the type of accessory building or the size of that accessory building. For example the side yard setback for a detached garage, no matter what the size, is 2 feet and the side yard setback for a small garden shed is the same setback. Administration has been noticing that home owners like to put a garden/utility shed as close to the property line as possible in order to give them as much back yard space as possible. However when a home owner is selling their property, they need a compliance stamp that states their property meets all of the requirements of the Land Use Bylaw and if they have a garden shed that is not at least 2 feet away from the property line, they have to move the shed in order to get that stamp of compliance. This can sometimes create a problem as the shed will fall apart if moved. This bylaw is only providing for the shed to be closer to the property line; it does not allow for the shed to encroach onto a neighbor's property/

The Administration Manager/Development Officer also advised Council that she would like an amendment made to the bylaw prior to 2nd reading that states the eaves of an accessory building are not to encroach into an adjacent property.

There were no further submissions either for or against the proposed bylaw.

The Chairperson closed the Public Hearing at 6:50 p.m.

Mayor

Chief Administrative Officer