

TOWN OF PENHOLD PUBLIC HEARING MEETING



DATE: Monday, April 13, 2026

LOCATION: Council Chambers

TIME: 6:00 pm

MINUTES

In Attendance:

Mayor Yargeau, Councillors Cunningham, Denson, Galisky, Kranenborg, Muller, and Sitter, Rick Binnendyk, CAO, Bonnie Stearns, Executive Assistant

Guests:

list attached

For the purpose of a Public Hearing for Bylaw 843/2026 being the Land Use Bylaw intended to amend the Land Use Bylaw (LUB) UR/R5 to Multiple Zonings.

The Municipal Government Act, Statutes of Alberta 2000, Chapter M-26, Section 639 states every municipality must pass a land use bylaw.

1. Mayor Yargeau called the Public Hearing to order at 6:02 p.m.

This Public Hearing is being held pursuant to The Municipal Government Act, Statutes of Alberta 2000, Chapter M-26, Section 639 states every municipality must pass a land use bylaw.

2. a) Bylaw 843/2026 being the Land Use Bylaw amendment's purpose is intended to: amend the Land Use Bylaw (LUB) UR/R5 to Multiple Zonings.

Parcel A:

A subdivision and rezoning process associated with the adjacent lands to the west of the current commercial development up to the PUL on the west to allow for rezoning for R1/R1N and R2/MR

Parcel B:

Further rezoning to occur on the north side of the current Oxford Blvd Road structure from R5 to allow: R3 Townhomes, R2 Duplexes; and a green setback area from the active well head identified as Municipal Reserve (MR).

In accordance with Section 606 of the Municipal Government Act, notice of this Public Hearing was formally advertised in:

- The Reporter – April edition
- Town of Penhold Website (including Government page / Public Hearing section & Public Notice section; Mar. 23 & Apr. 9)
- Town of Penhold Social Media posts (Mar. 18, 30 & Apr. 7)
- Posted at the Town Office
- Hand delivered letters to homes directly affected on Mar. 31, 2026

3. Section 230 (4) of the Municipal Government Act provides that Council:

- a) Must hear any person, group of people, or people
- b) representing them who claim to be affected by the proposed bylaw or resolution and who have complied with the procedures outlined by the Council; and
- c) May hear any other person who wishes to make representations and whom the Council agrees to hear.

4. The order of presentations shall be as follows:

Rick Binnendyk, CAO
Development Authority

Gregg Broks, Regional Manager
Melcor

Correspondence received:

- i. List of Referrals sent by The Town
- ii. Email dated Mar. 23, 2026, by Mr. Jeff Borle, Resident of Penhold
- iii. Email dated Mar. 11, 2026, by Nicole Thomson, Resident of Penhold

5. Any person(s) wishing to speak regarding the Land Use Bylaw is to direct specific questions to the Chair for a notation and response.

Comments made by residents:

- Caution administration when Homebase Business licenses are approved for congestion.
- Duplex lots: will they continue with vinyl fencing? Or back onto the berm
- Will people on the south side of Oxford Boulevard be looking at the front or back of the proposed development? Back
- Fencing will all be vinyl fencing

- Density concern as parking issues in Halifax Close; the third property in has zero parking available
 - Use Halifax Close as lessons on what not to do; lots of opportunity in the back
 - Density is concerning (specifically on Norseman Close)
6. This item is on the Apr. 13 Regular Council meeting Agenda, immediately following this Public Hearing.
 7. This Public Hearing is now adjourned.

Mayor Yargeau declared the Public Hearing closed.

2026-001

Councillor Galisky moved to adjourn the Public Hearing at 7:06 pm
CARRIED UNANIMOUSLY

PUBLIC HEARING



Town of Penhold

Regular Council Meeting – Apr. 13, 2026

Guest and Delegates Sign in Sheet.

<u>Name</u>	<u>Community</u>	<u>Reason for Visit</u>	<u>Phone</u>
1. Lori Wolfe			
2. Joe Sullivan		-	
3. Alex Sullivan			
4. Jean Orchison			
5. Karen Thomson			
6. Darlene Handley + Darlene Handley			[REDACTED]
7. Cindy Lloyd Cindy Lloyd			[REDACTED]
8. Rob + Alana			
9. Rachel and Liam Gregg Brooks		Jeff Borte	