



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
HELD JANUARY 30, 2019 COMMENCING AT 6:00 P.M.
CITY OF COLD LAKE COUNCIL CHAMBERS**

PRESENT

Councillors:
Bob Buckle
Duane Lay
Chris Vining
Vicky Lefebvre
Kirk Soroka

ALSO PRESENT

Howard Pinnock, General Manager Planning and Development
Brad Schultz, Planner
Alex Wang, Development Officer
Irene Poirier, Recording Secretary

ABSENT

Mayor Craig Copeland, Councillor Jurgen Grau

GALLERY

Michael Stang, Applicant, Box 71, St. Albert, AB, T8N 1N2
Glenn Barnes, General Manager Community Services
Kim Schmitz, Manager FCSS and Parent Link
Gina Olofson, FCSS Board member, 5219 – 52 Avenue, T9M 1W3
William Lowry, Tri Town Dental Group, 5225 – 55th Street

**CALL TO
ORDER**

Councillor Buckle called the meeting to order at 6:00 p.m. and opened the floor to nominations for the position of Chairperson.

Councillor Lay nominated Councillor Vining. There were no further nominations. Councillor Vining accepted the position of Chairperson for the Municipal Planning Commission meeting.

**ADOPTION OF
THE AGENDA**

Moved by Councillor Buckle that the Agenda be adopted as presented.

**CARRIED
UNANIMOUSLY**

**DISCLOSURE OF
INTEREST**

None

**ADOPTION OF
THE MINUTES**

Moved by Councillor Lay that the minutes of the June 26, 2018 Municipal Planning Committee meeting be adopted.

**CARRIED
UNANIMOUSLY**

OLD BUSINESS

None

**NEW BUSINESS:
DP #219001– 5231
– 55 Street
Cannabis Retail
Store**

A. Wang presented this application for Development Permit #219001 from 857450 Alberta Ltd. for addition of use (Cannabis Retail Store), which is a Discretionary Use within the C2 Arterial Commercial District.

Councillor Buckle questioned the discretionary use being because of the required set back.

Discussion followed regarding the application not meeting the Land Use Bylaw's requirement of 100 meter set back distance. AGLB controls that affect this application were discussed. The City's Bylaw for Cannabis Retail Stores was developed based on guidelines from the Province but set back was set at 100 meters to keep cannabis away from Child Care facilities, Parks, Libraries and Public Buildings.

Chairperson Councillor Vining invited the applicant, Mr. Michael Stang to address the committee.

M. Stang gave a brief history of the building development, his building layout and plans for the Cannabis Store and addressed questions regarding the parking lot.

Councillor Buckle stated that this application presents entanglements in regards to the neighborhood should it be granted and he would only be open to a variance

consideration if a 6 feet high, solid, wooden fence were put up along the alley and the side by the Dental Office.

Chairperson Councillor Vining asked if anyone else had comments.

G. Barnes, General Manager of Community Services stated that Community Services/FCSS position was sensitive to the exposure of children to the purchasing and selling of Cannabis. FCSS facility was there before this application came forth, so it should meet the 100 meter setback. There are a lot of families that use the facility 7 days a week and evening counselling. Policing of the area would also be a concern.

W. Lowry, Tri Town Dental Group, expressed concerns with the provision required by the LUB and the setback violation by this application. Section 7.17 subsection 1 Cannabis Retail Store shall not be located: (a) Within 100 meters of the boundary of a parcel of land on which any of the following are located: (iv) Any parcel of land containing a Public Park, Public Recreation Facility or Library. He pointed out that The LUB Section 3.8(3) Pursuant to the Act, the Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw, if in its opinion:

- (a) the proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood;
 - (ii) materially interfere with or affect the use, enjoyment, or value of neighbouring properties;

Being that Tri Town Dental Office neighbours this development, it is a concern to them.

He stated as a father his family uses the FCSS facility and park and expressed concern that there would be unduly interference with the neighbourhood and a material interference and affect of the use and enjoyment of the public park.

Discussion and comments followed regarding the concerns of taxpayers who use the FCSS facility with their children and the violation of the setback that should not be sidestepped. The LUB is restrictive because of the unknown effect of this type of establishment on the neighbouring properties. FCSS has so many young children that attend day and evenings and counselling at evenings.

MOTION

Moved by Councillor Lay that the Municipal Planning Commission accept the permit application with the conditions:

In Favor: Councillor Buckle

Opposed: Councillor Vining, Councillor Lay, Councillor Lefebvre and Councillor Soroka

DEFEATED

ADJOURNMENT Moved by Councillor Soroka that the meeting be adjourned, at this time being 7:05 p.m.

NEXT MEETING TBD

CITY OF COLD LAKE


CHAIRPERSON


DESIGNATED OFFICER