



MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
April 26, 2022 AT 5:00 P.M.  
CITY OF COLD LAKE COUNCIL CHAMBERS

**PRESENT**

Mayor Craig Copeland  
Councillor Vicky Lefebvre  
Councillor Chris Vining  
Councillor Adele Richardson  
Councillor Ryan Bailey  
Councillor Bill Parker

**ABSENT**

Councillor Bob Mattice

**ALSO PRESENT**

Howard Pinnock, General Manager Planning and Development  
Terra Dimion, Recording Secretary  
Fakharah Nazir, Development Officer  
Ashley Johns, Planner

**PUBLIC PRESENT**

Maggie McTaggart, 304B Aurora Way, Cold Lake, AB  
Ryan Lefebvre, 34 Falcon Road, Cold Lake, AB  
Robert Mongeau, 3301 Peak Dr. Whistler, BC  
Pat Hort, 1505 Horseshoe Bay Estates, Cold Lake, AB

**1.0 CALL TO ORDER** Mayor Copeland called the meeting to order at 5:02 p.m.

**2.0 CITY OF COLD LAKE  
INDIGENOUS LAND  
ACKNOWLEDGEMENT**

Mayor Copeland recited aloud the following City of Cold Lake Indigenous Land Acknowledgement:

*"In the spirit of respect and reciprocity, we acknowledge that the City of Cold Lake is located on lands and by water in Treaty 6 Territory and the homeland of the Metis Nation that has been, and continues to be, a sacred place for many. We pay respect to the indigenous peoples of this place past and present: the Cree, Denesuline and Metis peoples. We acknowledge that this place is impacted by the ongoing process of colonialism. We strive to understand and reframe our responsibilities to land and community as we journey towards reconciliation."*

**3.0 DISCLOSURE  
OF INTEREST**

None.

**4.0 ADOPTION OF  
AGENDA**

Moved by Councillor Bill Parker that the Agenda be adopted, as presented.

**CARRIED UNANIMOUSLY**

**5.0 ADOPTION OF  
MINUTES**

Moved by Councillor Ryan Bailey that the minutes of April 13, 2022 be adopted, as presented.

**CARRIED UNANIMOUSLY**

**6.0 OLD BUSINESS**

None.

**7.0 NEW  
BUSINESS**

**7.1 Development  
Application  
DP222043:  
Freestanding Sign**

Development Officer Fakharah Nazir presented Development Application No. DP222043: Freestanding Sign, via PowerPoint for consideration by the Municipal Planning Commission, at this time being 5:04 p.m.

The Development Application is for the installation of a Freestanding Sign by V3 Companies of Canada. The presentation included details of the Site Map, Site Location, Site Photos, Application Form, and concerns submitted by Debbie Tercier of Lakecity Motor Products (adjacent property).

Development Officer F. Nazir invited questions from the Municipal Planning Commission; Mayor Craig Copeland opened the floor.

Mayor C. Copeland noted the existing signage of Lakecity Motors, the location of the gas line, and location of the property line. He confirmed in the past there was a similar

application that was denied by the Municipal Planning Commission, but was in a slightly different proposed location. Mayor C. Copeland queried whether there could be computer modelling to show the proposed signage won't impede on the existing Lakecity Motor signage.

Councillor Vicky Lefebvre questioned whether asking the property owners on the other side to consider placement. Mayor C. Copeland noted it was City Property, that there is a stormwater pond design in the area. Discussions ensued regarding the application made by Deb Tercier in the past.

Robert Mongeau of 3301 Peak Dr. Whistler, BC introduced himself as the President of V3 Companies of Canada. He noted this is phase one of a larger development in the area that will extend North of Lakecity Motors. This portion has already been graded, zoned, and is ready for construction. The sign placement is a requirement of the tenants, and needs to be set onto highway 28, otherwise there is no visual of the development. R. Mongeau noted there is some flexibility with the sign height, and confirms it would not block the existing Lakecity Motors signage.

Discussion ensued regarding museum signage to be included. Councillor B. Parker noted the size of the proposed signage.

Councillor V. Lefebvre questioned whether the Applicant considered property on the other side of the highway. R. Mongeau noted the proximity of the sign on the other side of the highway would be confusing as to the location of the development. Further discussions ensued regarding placement and visual notice of the sign to traffic.

R. Mongeau advised the development has 30 acres of land under contract, with the first phase being 6-7 acres and a 64,000 square foot development. The total project is 60 Million, will employ roughly 150 people, and give the City an estimated 600k in tax revenue.

Councillor B. Parker commented that the width of the sign is estimated at 12 feet, height at 15-16 feet.

Councillor R. Bailey queried R. Mongeau if this matter has ever been an issue in the past for him. R. Mongeau confirmed issues about sign placement are usually resolved between property owners however, this location is a bit unusual being on City property.

Councillor C. Vining noted this is a large area of land that the City has been waiting for development, and that the signage should be placed so that it does not materially block the existing signage.

Discussions ensued around curb appeal, goodwill toward neighboring properties, height of the proposed signage, elevation of existing and proposed signage.

Mayor C. Copeland confirmed there are no other questions, concerns, or comments regarding this matter.

Moved by Councillor Chris Vining that the Municipal Planning Commission approve Development Application DP222043, as presented.

In Favor (5): Mayor Craig Copeland, Councillor Chris Vining, Councillor Adele Richardson, Councillor Ryan Bailey, Councillor Bill Parker

Opposed (1): Councillor Vicky Lefebvre

**CARRIED**

Mayor C. Copeland thanked R. Mongeau for his attendance this evening. R. Mongeau and Ryan Lefebvre left the room at this time being 5:44 p.m.

7.2 Subdivision  
Application  
SUB22-004: 37  
R1B Lots

Planner Ashley Johns presented Subdivision Application No. SUB22-044: 37 R1B Lots, via PowerPoint for consideration by the Municipal Planning Commission at this time being 5:45 p.m.

A. Johns advised the Municipal Planning Commission that this Development Application is in regards to a subdivision to create 37 new R1B lots, and is the first major subdivision in the City of Cold Lake in eight (8) years. A. Johns referred to page 33 of the application that notes the full goals and objectives, including an anticipated ASP Amendment to which Administration requested and received a letter of

commitment. The application included a map of the proposed subdivision, tentative plan, summary of subdivision referral circulation, objection letter from a resident at 304B Aurora Way, and a letter of commitment from TCG Developments.

Patrick Hort entered the room and joined the gallery at this time being 5:51 p.m.

A. Johns invited questions and comments from the Municipal Planning Commission; Mayor C. Copeland opened the floor for questions.

Councillor V. Lefebvre queried a commitment for a playground and whether the City may action it. A. Johns confirmed the proposed subdivision will be for Phase 7A only; Phase 7B will be a separate subdivision with a tentative completion in 2023 due to lack of material as indicated by the developer, and to which Administration has secured a letter of commitment to construct the playground. Councillor C. Vining noted that upon the next phase the City could act on the letter of commitment for the greenspace.

Mayor C. Copeland noted the objection letter and this being a unique subdivision as it appears there will be a greenspace commitment.

Mayor C. Copeland questioned the zoning and ability for rental units. A. Johns advised this zoning will be R1B. Discussions ensued regarding rezoning and current ASP.

Mayor C. Copeland welcomed Maggie McTaggart of 304B Aurora Way, Cold Lake, AB, the writer of the objection letter. M. McTaggart advised there is no objection to the subdivision now that she knows there is a commitment to construct greenspace in the subdivision.

Patrick Hort of 1505 Horseshoe Bay Estates questioned the Municipal Planning Commission about past developments where a greenspace was intended and not carried out, and whether they can request the playground be added in the first phase to ensure construction. Mayor Copeland advised P. Hort that there is a promise and commitment in place to have the playground constructed, that the developer is risking a lot as it will be a major construction zone and will not want kids in the park while the subdivision is under construction. P. Hort noted there should be consistency throughout each subdivision. Mayor C. Copeland confirmed P. Hort had no further questions and thanked him for his comments.

Patrick Hort joined the gallery at this time being 5:59 p.m.

Mayor C. Copeland confirmed there are no other questions, concerns, or comments regarding this matter.

Moved by Councillor Ryan Bailey that the Municipal Planning Commission approve Subdivision Application No SUB22-004, as presented.

**CARRIED UNANIMOUSLY**

**QUESTIONS**

None.

**ADJOURNMENT**

Moved by Councillor Chris Vining that the meeting be adjourned at this time being 6:03 p.m.

**CARRIED UNANIMOUSLY**

**NEXT MEETING**

To be determined.

**MUNICIPAL PLANNING COMMISSION**

  
CHAIRPERSON

  
DESIGNATED OFFICER