

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
July 14, 2014, 2014**

Present:

Councillors Al Campbell, Malcolm Fischer, Darcy Bachman, Will Brown and Sean Nolls, Planning & Development Officer Leann Graham, and Planning & Development Clerk Angela Alder

1. **Call to Order:** Chairman Al Campbell called the meeting to order at 8:45 a.m.

2. **Approval of Agenda/Additions**

Moved by Councillor Darcy Bachman to accept the agenda as presented.

MOTION CARRIED

Unanimous

3. **Confirmation of the May 9, 2014 MPC Meeting Minutes**

Moved by Councillor Malcolm Fischer that the Minutes of the May 9, 2014 MPC meeting be approved as presented.

MOTION CARRIED

Unanimous

4. **Business Arising**

None.

5. **Development Application:** 2798-2014

Applicant: 1793231 Alberta Inc.

Legal: NE-5-39-19-W4M

Municipal: 4208 – 52 Avenue

Proposed Development: Oilfield Manufacturing Facility

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of Oilfield Manufacturing Building. The development is proposed in the Land Use District C2: Highway Commercial District and meets the regulations set out in the Commercial and Industrial Design Guidelines. The proposed plans are for the first phase of construction with future plans to add on.

Councillor Al Campbell questioned how many square feet the proposed building would be. Planning & Development Officer Leann Graham mentioned the proposed floor area would be 10,000 Square feet.

Planning and Development Officer Leann Graham stated the proposed landscaping plans exceed what is set out in the landscaping guidelines.

Councillor Darcy Bachman questioned what business will be moving into the proposed building. Planning and Development Officer Leann Graham stated Allied Vessel would be occupying the building.

6. **Development Application:** 2794-2014
Applicant: IBI Group
Legal: Lot 3, Block 3, Plan 3175TR
Municipal: 6710 – 50 Avenue
Proposed Development: McDonald's Fast Food Restaurant

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of McDonald's Restaurant. The development is proposed in the Land Use District C2: Highway Commercial District and meets the regulations set out in the Commercial and Industrial Design Guidelines.

Councillor Sean Nolls questioned if the design would be the McCafe style to create an appealing look. Planning and Development Officer confirmed it would be McCafe design.

Planning and Development Officer Leann Graham mentioned the access would be off of 67 Street and the service road. Councillor Al Campbell stated there would be lots of parking.

Councillor Darcy Bachman questioned if it would cause problems at the intersection of 67 Street and 50 Avenue. Al Campbell questioned if lights would be installed at the intersection. Planning and Development Officer Leann Graham mentioned it would have to be approved by Alberta Transportation and will depend on traffic numbers and stacking distance, also that heavy duty asphalt would be used for durability and longevity of the lot surface.

7. **Development Application:** 2776-2014
Applicant: Pat Bolin
Legal: Lot W4, Block 1, Plan 5128KS
Municipal: 6122 – 50 Avenue
Proposed Development: Addition to Existing Retail Property

Discussion

Planning & Development Officer Leann Graham indicated that the applicant is proposing development of Addition to the building located at 6122 – 50 Avenue as previously approved at MPC. The development is proposed in the Land Use District C2: Highway Commercial District and meets the regulations set out in the Commercial and Industrial Design Guidelines.

Planning and Development Officer Leann Graham presented the plans for the proposed addition and business. Councillor Malcom Fischer questioned what would occupy the building, Planning and Development Officer Leann Graham mentioned it would be of recreational use.

Councillor Malcolm Fischer made a motion to approve all applications as presented.

MOTION CARRIED
UNANIMOUS

Adjournment: The meeting adjourned at 8:57 a.m. on a motion by Councillor Darcy Bachman.