

Municipal Planning Commission Meeting

Date: July 22, 2026

Notes: Allison Capron

Edited: Sarah B Groot

Development Permit Applications

DP2026-058 – 1422 84 Street, Coleman

Presenter: Katherine Mertz

Application requested approval for a canvas-covered structure (18.6 square metres) with a 75 per cent variance to the required front yard setback.

Staff noted:

- The property contains a mobile home with an addition, a detached garage and a shed.
- Approval of the structure would bring the property to the maximum allowable lot coverage for accessory buildings.

Commission discussion included:

- Doreen Johnson expressed concern that the property is zoned R1 and already has significant site coverage.
- Sam Silverstone proposed adding two conditions to the permit:
 - the structure must be properly secured and installed
 - the structure must be maintained in good condition

Sam Silverstone moved to approve the development permit with the two additional conditions.

Motion carried.

Doreen Johnson opposed the motion.

DP2026-067 – 1602 77 Street, Coleman

Presenter: Katherine Mertz

Application requested approval for:

- a small retail store with a 33 per cent variance to the parking requirement
- one secondary two-bedroom dwelling unit.

Staff noted:

- The land was previously owned by the municipality.
- Development Permit DP2025-120 authorized demolition of the historic warehouse formerly located on the site.
- The proposed retail use requires three parking stalls, while the development provides two.

Howard Vangenhoeft moved to approve the development permit.

Motion carried.

DP2026-088 – 6921 17 Avenue, Coleman

Presenter: Katherine Mertz

Application requested approval for a Historic Auberge with a 1.4 per cent variance to the maximum building height.

Staff clarified that:

- "Historic Auberge" refers to the redevelopment of the former Cameron School as a boutique hotel rather than an apartment building.

Commission discussion included:

- Concern that neighbouring residents may not understand the proposed use.
- Agreement that the Notice of Decision should specify that the development will contain 16 hotel-style suites available for short-term accommodation.

Don Budgen moved to approve the development permit with the additional wording included in the Notice of Decision.

Motion carried.

Appeals

DP2026-019 – 1301 East Hillcrest Drive, Hillcrest

Presenter: Katherine Mertz

Staff provided an update on Development Permit DP2026-019 for contractor services, general, allowing outdoor storage of heavy trucks and logging equipment.

Staff reported:

- The development permit was appealed to the Subdivision and Development Appeal Board.
- The Appeal Board upheld the Development Authority's decision.
- The matter is now before the courts.

Documenter: Allison Capron

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