



# AGENDA

April 13, 2026 at 7:00 p.m.  
Council Chambers at the Tom Hornecker  
Recreation Centre, 2122 – 18 Street

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## MUNICIPAL PLANNING COMMISSION

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### **1. CALL TO ORDER & ADOPTION OF THE AGENDA**

The Chair called the MPC meeting to order at \_\_\_\_\_.

#### **1.1 INTRODUCTION OF MEETING ATTENDEES**

#### **1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON:**

As required.

#### **1.3 ADOPTION OF AGENDA:**

Adoption of Agenda

**Resolution –**

Moved that the agenda be adopted as presented.

### **2. MINUTES OF THE LAST MEETING:**

#### **2.1 Resolution –**

The Members having all read the minutes and there being no errors, omission, or corrections, the Minutes of the Municipal Planning Commission meeting held **November 10, 2025**, were accepted as distributed.

### **3. DELEGATIONS BY APPOINTMENT:**

None scheduled.

### **4. DEVELOPMENT APPLICATIONS:**

#### **4.1 #D08-26 RENOVATIONS TO ADD SECONDDONDARY SUITE (INTERNAL):**

Floor area 876 ft<sup>2</sup> (81.4m<sup>2</sup> requiring variance over 80m<sup>2</sup>). Front door entrance with shared landing requiring variance as it is not a side or rear access.

LOT 10 BLOCK 58 PLAN 791 1150; 216 SLADE DRIVE (RESIDENTIAL, GENERAL R-GEN)

#### **4.2 #D09-26 NON-RESIDENTIAL LANDSCAPING AND FENCING RELAXATIONS:**

1) Section 3.12 (a) fence height maximum in front yard is 0.9m (3 feet). Request for variance to allow 1.1m (3.5 ft) – a 22% increase to enclose bar and restaurant patio/seating area

2) Section 3.20 (d) A minimum 1.8 m landscaped buffer is required along each public road. Waiver request.

3) Section 3.21 (a) landscaping plan required by the Development Authority (as per Development Permit D01-25). Waiver request.

LOTS 18, 19 BLOCK 25 PLAN 3163L; 2122 19 STREET (MIXED-USE DOWNTOWN DISTRICT M-DWT)

### **5. SIGN APPLICATIONS:**

None

**6. SUBDIVISION APPLICATIONS:**

None

**7. PERMITS ISSUED:**

Resolution –

Moved to accept the Development Permit issuance report for the period of **November 4, 2025 to April 2, 2026** as follows:

| DP #   | Date Issued | Civic Address of Development | Lot    | Blk | Plan     | LUD   | Description  |
|--------|-------------|------------------------------|--------|-----|----------|-------|--|
| D33-25 | 10-Nov-25   | 2705 20 Street               | 21     | 1   | 211 0553 | R-GEN | Detached garage requiring second driveway, max height 18 ft. |
| D37-25 | 13-Nov-25   | 2314 26 Street               | 14     | 53  | 761 1033 | R-GEN | Family Day Home  |
| D39-25 | 14-Nov-25   | 2122 18 Street               | 11     | 36  | 5117FV   | S-COM | Government Services - change of use                          |
| D38-25 | 18-Nov-25   | 2602 19 Avenue               | 9      | 101 | 811 1895 | I-LHT | Shipping Containers - Permanent Max 2                        |
| D41-25 | 25-Nov-25   | 2402 19 Avenue               | 24     | 101 | 991 2533 | I-LHT | Change of use from storage to Office(s) (Bay 1)              |
| D40-25 | 25-Nov-25   | 2121 19 Street               | Unit 4 |     | 991 1009 | M-DWT | Change of use from Retail (small) to Office(s)               |
| D42-25 | 8-Dec-25    | 2409 19 Avenue               | 3      | 120 | 081 1102 | I-LHT | Shipping container storage for industrial use                |
| D43-25 | 11-Dec-25   | 2119 20 Street               | 13     | 3   | 4362I    | M-DWT | Change of use to retail (pharmacy)                           |
| D44-25 | 7-Jan-26    | 1901 20 Avenue               | 9,10   | 4   | 4362I    | M-DWT | Partial change of use (replace D29-25)                       |
| D01-26 | 2-Mar-26    | 2401 26 Avenue               | 2      | 4   | 081 2804 | R-GEN | R-GEN to M-TRN Bylaw   |
| D02-26 | 20-Jan-26   | 2002 30 Avenue               | 25     | 79  | 071 5724 | R-GEN | Single Detached Dwelling                                     |
| D03-26 | 26-Jan-26   | 2120 20 Street               | 21     | 4   | 4362I    | M-DWT | Restaurant use (Units 'A' & 'B')                             |
| D04-26 | 23-Mar-26   | 2122 20 Street               | 20     | 4   | 4362I    | M-DWT | Cannabis Retail use (MF)                                     |
| D05-26 | 31-Mar-26   | 2122 20 Street               | 20     | 4   | 4362I    | M-DWT | Mixed Use – add lower level dwelling unit                    |
| D06-26 | 31-Mar-26   | 2122 20 Street               | 20     | 4   | 4362I    | M-DWT | Accessory building for Dwelling                              |
| D07-26 | 19-Mar-26   | 2112 23 Street               | 23     | 1   | 4362I    | M-TRN | Detached garage  |

**8. OTHER BUSINESS:**

None

**9. ADJOURNMENT:**

Resolution –

IT WAS RESOLVED to adjourn the meeting of the Municipal Planning Commission at

\_\_\_\_\_.