



# MINUTES

January 11, 2021 at 7:00 p.m.  
Electronic means/ Livestream  
At [www.nanton.ca](http://www.nanton.ca)

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## REGULAR MEETING OF MUNICIPAL PLANNING COMMISSION

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**MEMBERS PRESENT:** Chair Victor Czop, Vice Chair John Dozeman, Dan McLelland, Beryl West, Terry Wickett

**MEMBERS ABSENT:**

<b>OTHERS PRESENT:</b>	Georgina Sharpe	Development Officer, Secretary
	Sean Christie	Applicant

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

The Chair called the MPC meeting to order at 7:00 p.m.

**1.1 INTRODUCTION OF MEETING ATTENDEES**

Those present via electronic means confirmed their attendance.

**1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON**

Not required

**1.3 ADOPTION OF AGENDA:**

**RESOLUTION #1 – 21/01/11 – MPC – MCLELLAND**

Moved that the agenda be adopted as presented.

CARRIED

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

**2.1 RESOLUTION #2 – 21/01/11 – MPC – DOZEMAN**

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **December 14, 2020** were accepted as distributed.  
CARRIED

**3. DEVELOPMENT APPLICATIONS:**

- 3.1 **D46-20** – Change of use from vacant to Retail and Contractor, limited – PTN LOTS 2 & 3 BLOCK 3 PLAN 4362I; 2015 20 Avenue (Retail General Commercial – C1)

The Development Officer presented her report recommendations as included in the agenda package. The Applicant, Kana Developments Ltd, represented by Sean Christie, via telephone, stated the nature of the proposed development and answered members' questions.

**RESOLUTION #3- 21/01/11 – MPC – DOZEMAN**

Move to approve Development Permit Application D46-20 for Change of use from Vacant to Retail and Contractor, limited on PTN LOTS 2 & 3 BLOCK 3 PLAN 4362I; 2015 20 Avenue (Retail General Commercial – C1) as per the following conditions:

**STANDARD CONDITIONS:**

1. The approved development and use must proceed in accordance with the specifications included in the development permit application.

2. This permit does not negate the requirement of obtaining all required permits, as applicable, under the Safety Codes Act and any other Provincial or Federal statute. The applicant shall be responsible for obtaining all necessary Safety Code permits from Superior Safety Codes Inc. (www.superiorsafetycodes.com) including those required for changes of use or occupancy. Please contact the Town of Nanton Fire Department (fire@nanton.ca ) to arrange and pay for a fire inspection prior to use and occupancy.

3. No sign shall be erected on land or affixed to any exterior surface of a building or structure unless a development permit for this purpose has been issued by the Development Authority.

4. The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other regulatory approvals that may be required.

5. Surface drainage - the Applicant shall not divert storm water onto adjacent properties nor create a situation that may cause flooding of other lands. Should flooding occur as a result of the Developer activities it shall be the responsibility of the Developer to rectify the situation and compensate those sustaining flood damage. Any improvements required to accommodate storm water drainage will be at the expense of the Developer.

5. The minimum number of off-street parking spaces to be maintained on site is 3 plus the provision of one loading space.

6. Compliance with the requirements of this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.

CARRIED

Mr. Christie disconnected from the meeting at 7:22 p.m.

4. **SIGN APPLICATIONS:**

None

5. **SUBDIVISION APPLICATIONS:**

None

6. **PERMITS ISSUED:**

**RESOLUTION #4 - 21/01/11 – MPC – WICKETT**

Moved to accept the Development Permit issuance report for the period of December 9, 2020 to January 7, 2021 as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	Description
D37-20	16-Dec-20	1802 20 Avenue	1	116	9910780	Outdoor storage for adj. sales office
D42-20	15-Dec-20	1918 19 Avenue		115	8311702	As built variances and shipping containers
D44-20	16-Dec-20	2605 21 Avenue	31, 32	51	7611033	Outdoor storage and RV consignment sales
D47-20	18-Dec-20	1908 21 Avenue	PTN 17	4	43621	Change of use from vacant to Office

CARRIED

7. **OTHER BUSINESS:**

7.1 Next Meeting is scheduled for **February 8, 2021** at 7 p.m. unless otherwise re-scheduled or cancelled by the Chair.

**8. ADJOURNMENT:**

**RESOLUTION #5 - 21/01/11 – MPC – DOZEMAN**

ADJOURNED the meeting of the Municipal Planning Commission at 7:23 pm.

TOWN OF NANTON

  
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CHAIRPERSON

  
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SECRETARY

These minutes approved this 8 day of February, 2021.  
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