



MINUTES

January 29, 2021 at 10:00 a.m.
Council Chambers at the Tom Hornecker
Recreation Centre, 2122 – 18 Street

Electronic means/ Livestream
at www.nanton.ca

SPECIAL MEETING OF MUNICIPAL PLANNING COMMISSION

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

MEMBERS ABSENT:

OTHERS PRESENT: Georgina Sharpe Development Officer, Secretary
Neil Smith Chief Administrative Officer
George Douros Applicant

*by electronic means

1. CALL TO ORDER & ADOPTION OF THE AGENDA

The Chair called the MPC meeting to order at 10:03 a.m.

1.1 INTRODUCTION OF MEETING ATTENDEES

Those present introduced themselves.

1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON

Not required.

1.3 ADOPTION OF AGENDA:

RESOLUTION #1 – 21/01/29 – MPC – DOZEMAN

Moved that the agenda be adopted as presented.

CARRIED

2. MINUTES OF THE LAST MEETING:

Not required

3. DEVELOPMENT APPLICATIONS:

3.1 **D02-21 Restaurant – Lots 18 and W20' Lot 19 Block 4 Plan 4362I; 1910 21 Avenue and 2024 20 Street (Retail General Commercial – C1)**

The Development Officer presented her report recommendations as included in the agenda package.

Two (2) written submissions from the public were received before the submission deadline of 12 o'clock noon on January 27, 2021. The first from the Candy Store in Nanton received January 25, 2021 (in favour) and the second from the Nanton & District Chamber of Commerce received January 27, 2021 (in favour).

One written submission from the public, received by the Development Officer January 28, 2021, was not accepted for information.

George Douros, speaking on behalf of the Applicant, Kostas Douros, presented the application and answered questions from the members regarding the proposed development.

RESOLUTION #2- 21/01/29 – MPC – DOZEMAN

Move to approve Development Permit Application D02-20 for Restaurant with Take Out use on Lots 18 and W20' Lot 19 Block 4 Plan 4362I; 1910 21 Avenue and 2024 20 Street (Retail General Commercial – C1) as per the following conditions:

Variations / Waivers Granted:

1. Setback requirements as per Schedule 3 Section 3.1 Minimum Setbacks are varied as follows:
 - a. Minimum rear setback for is 7.6m (25 ft.). Actual setback is 4.9 m (16 ft.).
2. Parking space requirements as per Schedule 5 Section 7 – Off-street Parking and Loading Requirements – per condition 2
3. Landscaping requirements as per Schedule 7 Section 3 – Landscaping – per condition 4

Standard Conditions:

1. Security Deposit: required in the amount of \$1,500 prior to permit release. No deposit shall be returned until development is complete and has no outstanding deficiencies. A Real Property Report prepared by an Alberta Land Surveyor must be provided to the Town prior to security deposit release.
2. Parking: a minimum of 13 spaces shall be provided for on-site, including one barrier free parking space plus (provision of) 1 loading space. Parking signage (incidental in nature) and bumper blocks or markings for each designated customer parking space is required.
3. Access: Vehicular access for the approved use per the approved site plan shall not impede traffic flows on Highway 2 and shall meet all applicable municipal, provincial or federal legislation, including but not limited to the Nanton Traffic Bylaw, and the Traffic Safety Act and all requirements of Alberta Transportation.
4. Landscaping: as shown on the approved drawings or plans; nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street or highway entrances and exits.
5. Refuse Collection and Storage: commercial garbage pick-up is the responsibility of the operator/owner and shall be screened from public view. Garbage enclosure shall be placed in an area in a side or rear yard that does not interfere with corner visibility or vehicular movement on or off the site.
6. Infrastructure/Serviceing:
 - a) Legal consolidation of lots by the owner onto one title parcel– establishment of one primary utility billing account and one civic address (2124 20 Street) is required
 - b) Water meter – obtain a water meter from Operations Department and have qualified plumber install it in accordance with the Utilities Bylaw and have installation checked by Town representative. Utility billing to the owner will commence once the meter is installed. Notify the Town Office a minimum of two working days in advance to request that water be turned on to the property by a member of the Town only. Builder's representative must be on site when the water is turned on.
 - c) Grease trap – use shall not cause discharge into any sewer any liquid or substance which would prejudicially affect the sewers or impede the carriage of permitted wastes, Fat, Oil and Grease (F.O.G.) traps of sufficient size and approved design must be placed on the waste pipes. Such traps shall be installed and inspected prior to any connection to the Town's wastewater system.
 - d) Sidewalks and Building entranceways – to be connected to existing municipal sidewalk.
 - e) Surface drainage - development shall not cause storm water to flow to adjacent properties nor create a situation that may cause flooding of other lands. Should flooding occur as a result of the owner activities it shall be the responsibility of the owner 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 owner. Owner may not alter storm water drainage over public lands, roadways or other established drainage courses. Paving of the parking lot area will require a grading plan to be provided to the Development Officer prior to commencement of work.
 - f) All servicing and utilities costs are the responsibility of the owner

7. Compliance to conditions of any easement, covenant, building scheme or development agreement affecting the building or lands is the responsibility of the applicant.
8. Development to comply with all applicable local, provincial and federal regulations and standards including but not limited to:
 - a) Those required by Superior Safety Codes Inc. for all required safety codes permits and inspections prior to proposed construction / use and occupancy of the premises.
 - b) Those required under Fire Code. Please contact the Town of Nanton Fire Department (fire@nanton.ca) to arrange and pay for a fire inspection prior to use and occupancy.
 - c) Those required by Alberta Health Services for all required public health permits prior to operation.
 - d) Those required by the Alberta Gaming, Liquor and Cannabis Commission prior to operation.
9. The time period for completion is 12 months. Completion means that a Development Completion Certificate has been issued by the Development Officer and the building is ready for use for the proposed purpose in accordance and compliance with this permit and standard conditions.

CARRIED

4. **SIGN APPLICATIONS:**

None

5. **SUBDIVISION APPLICATIONS:**

None

6. **PERMITS ISSUED:**

Not required

7. **OTHER BUSINESS:**

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

8. **ADJOURNMENT:**

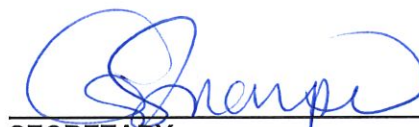
RESOLUTION #3 - 21/01/29 – MPC – WICKETT

ADJOURNED the meeting of the Municipal Planning Commission at 11:20 a.m.

TOWN OF NANTON



 CHAIRPERSON



 SECRETARY

These minutes approved this 8 day of February, 2021.
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Initials: 