



# MINUTES

September 14, 2020 at 7:00 p.m.  
Town Office and via Electronic means

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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:**

**OTHERS PRESENT:** Georgina Sharpe Development Officer, Secretary

### 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 introduced themselves.

#### 1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON

Not required.

#### 1.3 ADOPTION OF AGENDA:

##### RESOLUTION #1 – 20/09/14 – MPC – WICKETT

Moved that the agenda be adopted as presented.

CARRIED

### 2. MINUTES OF THE LAST MEETING:

#### 2.1 RESOLUTION #2 – 20/09/14 – MPC – MCLELLAND

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **August 13, 2020** were accepted as distributed.

CARRIED

Member Dozeman entered the meeting at 7:02 p.m.

### 3. DEVELOPMENT APPLICATIONS:

3.1 D30-20 Shipping Container, permanent – Lot 4 Block 116 Plan 991 0780; 1902 20 Avenue (Retail General Commercial – C1)

Member West entered the meeting at 7:08 p.m.

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

#### RESOLUTION #3- 20/09/14 – MPC – DOZEMAN

Move to approve Development Permit Application D30-20 for placement of a Shipping Container, permanent (160 ft<sup>2</sup>); Lot 4 Block 116 Plan 991 0780; 1902 20 Avenue (Retail General Commercial – C1) as per the following conditions:

#### **STANDARD CONDITIONS**

1. Shipping container shall be subject to the following general standards:
  - (a) Shipping container is permitted to be used for storage only and shall not be used as a building or as construction material.
  - (b) The shipping container shall be painted a complementary colour to match the existing building(s) (mobile food vending unit) on the property.

Initials:

(c) The exterior of the shipping container be kept clean and regularly painted in a complementary colour to match the existing building(s) on the property.

(d) The shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit.

2. 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.

3. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

CARRIED

4. **SIGN APPLICATIONS:**

4.1 **D28-20 Freestanding (pylon) sign replacement in Service Road – Lot Block Plan ; 20 Avenue (Highway Commercial – C2) – recommendation request**

The Development Officer presented her report recommendations as included in the agenda package. As the sign is located off premise, authority for the approval of the sign is not the Land Use Bylaw, and will be presented to Council for their consideration.

**RESOLUTION #4- 20/09/14 – MPC – WICKETT**

Recommend that Council approve the location of a replacement sign, as per plans as provided by 1941265 Alberta Ltd. (o/a Gas Plus) operating at Lot 1 Block 1 Plan 771 0010; 2505 20 Avenue (Highway Commercial – C2), within the Service Road area shown on Plan of Survey 771 0010 with the following conditions:

Standard Conditions:

1. Owner to enter into an encroachment agreement with the Town of Nanton to allow placement of the sign within the registered Service Road area (Plan 771 0010).
2. Owner is responsible for all electrical, servicing and maintenance of the sign.
3. Sign must be in conformity with the sign plans as approved and on record for this location and conform to Schedule 8 Section 8 of the Town of Nanton Land Use Bylaw 1246/13 unless a variance is granted by the Development Authority through the issuance of a Sign Permit.
4. 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.
5. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

CARRIED

5. **SUBDIVISION APPLICATIONS:**

None

6. **PERMITS ISSUED:**

**RESOLUTION #5 - 20/09/14 – MPC – MCLELLAND**

Moved to accept the Development Permit issuance report for the period of August 11, 2020 to September 10, 2020 as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	Description
D18-20	Aug 14	1812 20 Avenue	2	116	9910780	Prefabricated dwelling/building used as office for applicant's business operations
D25-20	Aug 14	2907 20 Street	12	78	0012718	Detached garage - variances
D27-20	Aug 14	2522 21 Street	12	18	5036FL	Detached garage - variance, front deck variance

D29-20	Aug 31	2509 21 Avenue	29	51	7611033	Addition to moved on sales office
D31-20	Sept 2	2310 15 Street	12	43	751033	Covered deck addition

CARRIED

**7. OTHER BUSINESS:**

7.1 Next Meeting will be Tuesday **October 13, 2020 at 7 p.m.** (due to Thanksgiving being on Monday) unless otherwise re-scheduled or cancelled by the Chair.

**8. ADJOURNMENT:**

**RESOLUTION #6 - 20/09/14 – MPC – DOZEMAN**

ADJOURNED the meeting of the Municipal Planning Commission at 7:44 pm.

TOWN OF NANTON

  
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 CHAIRPERSON

  
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 SECRETARY

These minutes approved this 13 day of October, 2020.  
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