



MINUTES

April 14, 2025 at 7:00 p.m.
Council Chambers at the Tom Hornecker
Recreation Centre, 2122 – 18 Street

REGULAR MEETING OF MUNICIPAL PLANNING COMMISSION

- MEMBERS PRESENT:** Shauna Strong (Chair), Victor Czop (Vice Chair), Roger Miller, Ken Sorenson
- MEMBERS ABSENT:** Julia Anderson
- OTHERS PRESENT:** Georgina Sharpe Development Officer, Secretary
Codie McNain Applicant
Tom McNain Applicant

*by electronic means

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

Not required

1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON:

RESOLUTION #1 - 25/04/14 MPC

Moved by Member Czop to nominate Member Strong as Chairperson of the Municipal Planning Commission for the 2025 term. CARRIED

RESOLUTION #2 - 25/04/14 MPC

Moved by Member Miller to nominate Member Czop as Vice Chairperson of the Municipal Planning Commission for the 2025 term. CARRIED

1.3 ADOPTION OF AGENDA:

RESOLUTION #3 - 25/04/14 MPC – MILLER

Moved that the agenda be adopted as presented. CARRIED

2. MINUTES OF THE LAST MEETING:

2.1 RESOLUTION #4 - 25/04/14 – MPC – CZOP

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **September 9, 2024** were accepted as distributed.

CARRIED

3. DELEGATIONS BY APPOINTMENT:

None

4. DEVELOPMENT APPLICATIONS:

4.1 D05-25 Trackside Storage / TJM Holdings Ltd. Lot 1 Block 100 Plan 821 1505; 2801 19 Avenue (I-LHT, Industrial, Light District).

The Applicants, Tom and Codie McNain entered the meeting at 7:05 pm.

The Development Officer presented the report and recommendations. The proposed development includes two (2) permanent (180 ft x 20 ft each) storage bay buildings (height less than 18 ft), up to 25 Shipping Containers for storage use. Fenced yard area – front yard fence height 6 ft. up to 8 ft., including barbed wire, and placed outside of the corner visibility triangle (20 ft.) from the intersection of 28 St and 19 Ave.

RESOLUTION #5 – 25/04/14 – MPC – SORENSON

Move to approve Development Permit application D05-25 from TJM Holdings Ltd. o/a Trackside Storage on Lot 1 Block 100 Plan 821 1505; 2801 19 Avenue (I-LHT, Industrial, Light District) for a Self Storage facility - INDUSTRIAL (MEDIUM) use subject to the following:

Variances Granted:

1. Rear Yard Setback variance to allow 7m (required minimum is 8m).
2. Number of Shipping Containers allowed on parcel: 25
3. Placement of Shipping Containers are permitted in front yard area as per the approved site plan.

Standard Conditions:

1. In accordance with Section 2.25 of the Land Use Bylaw 1389/24, Cash Security in the amount of \$2,500 is required prior to development permit release.
2. Building height shall be a maximum of 5.5m unless otherwise approved by the Development Authority.
3. Buildings, structures, fences and landscaping shall be setback at least 6.0 m from the intersection of two roads, as measured from the curb intersect point or edge of pavement, to maintain corner visibility and as shown on the approved site plan.
4. Shipping Containers to be used for storage purposes only and must adhere to Section 4.21 (f, g). They must be painted the same colour and be kept clean and regularly painted to make them aesthetically pleasing. Shipping containers shall be placed at least 3m from the nearest property line.
5. Use of barbed wire fencing must be 2.4m in height.
6. A minimum of 1.8 m landscaped buffer is required along each public road.
7. Site grading, or other storm water drainage measures as appropriate, is the responsibility of the Applicant to avoid flooding of the subject property or adjacent properties.
8. Completion of Development to occur within 24 months from permit issuance.
9. Development authorized under this Permit is subject to:
 - 9.1. Federal and Provincial law (including but not limited to safety code requirements),
 - 9.2. Other bylaws, statutory plans, and inter-municipal agreements,
 - 9.3. Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
10. Occupancy of the building(s) for the proposed use shall not occur until such occupancy has been granted by the accredited (safety codes) agency.

CARRIED

The applicants left the meeting at 7:30 pm.

5. SIGN APPLICATIONS:

None

6. SUBDIVISION APPLICATIONS:

None

7. PERMITS ISSUED:

RESOLUTION #6 - 25/04/14 – MPC – CZOP

Moved to accept the Development Permit issuance report for the period of **September 6, 2024 to April 10, 2025** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D37-24	9-Sep-24	2004 30 Avenue	24	79	071 5724	R-GEN	Single detached dwelling
D38-24	18-Sep-24	1918 22 Street	24	29	241 2173	I-LHT	Light Industrial Building
D39-24	4-Oct-24	130 Westview Dr.	10	83	071 5724	R-GEN	Single Detached Dwelling
D40-24	4-Oct-24	130 Westview Dr.	10	83	071 5724	R-GEN	Garage
D41-24	29-Oct-24	2017 30 Avenue	11	84	0715724	R-GEN	Completion of Dwelling, see D28-22
D42-24	8-Nov-24	2018 30 Avenue	17	79	071 5724	R-GEN	Single Detached Dwelling
D43-24	8-Nov-24	2018 30 Avenue	17	79	071 5724	R-GEN	Garage
D44-24	29-Jan-25	2402 21 Street	20	14	2325P	R-GEN	Basement construction
D01-25	12-Feb-25	2122 19 Street	18, 19	25	3163L	M-DWT	Change of use from museum to bar
D02-25	14-Feb-25	2119 19 Avenue		114	831 1702	DC-1	Shipping Container
D03-25	18-Feb-25	136 Westview Drive	5	84	071 5724	R-GEN	Single Detached Dwelling
D04-25	18-Feb-25	136 Westview Drive	5	84	071 5724	R-GEN	Detached Garage
D06-25	18-Mar-25	2102 27 Avenue	19	1	131 0937	R-GEN	Rear screen patio addition
D07-25	27-Mar-25	2102 20 Avenue	3	118	991 3196	M-DWT	See also D02-20. Change of use from vacant to Care Facility (child)
D08-25	31-Mar-25	2014 21 Avenue	18&19	3	4362I	M-DWT	Fascia Signs (2)
D09-25	3-Apr-25	2124 29 Avenue	1	79	001 2718	R-GEN	Accessory building
D10-25	10-Apr-25	128 Westview Drive	9	83	071 5724	R-GEN	Accessory building

CARRIED

8. OTHER BUSINESS:

None

9. ADJOURNMENT:

RESOLUTION #7- 25/04/14 – MPC – MILLER

ADJOURNED the meeting of the Municipal Planning Commission at 7:32 pm.

TOWN OF NANTON



 CHAIRPERSON



 SECRETARY

These minutes approved this 12 day of May, 2025.

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