



## MINUTES

September 9, 2024 at 7:00 p.m.  
Council Chambers at the Tom Hornecker  
Recreation Centre, 2122 – 18 Street

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### REGULAR MEETING OF MUNICIPAL PLANNING COMMISSION

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**MEMBERS PRESENT:** Shauna Strong (Chair), Roger Miller (Vice Chair), Ken Sorenson, Julia Anderson, Kevin Todd

**MEMBERS ABSENT:** John Dozeman, Victor Czop

**OTHERS PRESENT:** Georgina Sharpe Development Officer, Secretary  
Kattie Schlamp Planner, Oldman River Regional Services  
Commission  
Hasan Taslar Applicant, Nanton Seed Ltd.

\*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**

Kattie Schlamp introduced herself to the members present.

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

Not required

1.3 **ADOPTION OF AGENDA:**

**RESOLUTION #1 - 24/09/09 MPC – SORENSON**

Moved that the agenda be adopted as presented. CARRIED

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

2.1 **RESOLUTION #2 - 24/09/09 – MPC – MILLER**

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **May 13, 2024** were accepted as distributed.  
CARRIED

3. **DELEGATIONS BY APPOINTMENT:**

None

4. **DEVELOPMENT APPLICATIONS:**

4.1 D25-23 Time extension request (Nanton Car Wash) (C-HWY) 2122 17 Street

The Development Officer reviewed the request for extension with the members as the applicant was absent.

**RESOLUTION #3 – 24/09/09 – MPC – MILLER**

Move to approve a twelve (12) month permit extension to Development Permit D25-24 in accordance with Section 2.29 Commencement and Extensions of the Town of Nanton Land Use Bylaw 1389/24.

CARRIED

4.2 D27-23 Time extension request (Sawyer) (R-GEN) 2419 21 Street

The Development Officer reviewed the request for extension with the members as the applicant was absent.

**RESOLUTION #4 – 24/09/09 – MPC – STRONG**

Move to defer consideration of a permit extension for Development Permit D27-23, in accordance with Section 2.29 Commencement and Extensions of the Town of Nanton Land Use Bylaw 1389/24, until further examination of the proposed site plan can be conducted at the next scheduled MPC meeting.

CARRIED

4.3 D34-24 Nanton Golf Club SE1/4 22-16-28-W4 (S-COM) 3,000 sf. Accessory Building (pole structure) to replace existing tent structure.

The Applicant was not present. The Development Officer presented the report and recommendations. Members asked for clarification on the specified uses of the Accessory building/structure with relation to the primary Golf Course use. The application specified that the proposed building was to replace a tent structure primarily used for hosting tournaments.

**RESOLUTION #5 – 24/09/09 – MPC – SORENSON**

Move to approve Development Permit application D34-24 from Nanton Golf Club on SE1/4 22-16-28-W4 (S-COM) for a 3,000 sf. Accessory Building (pole structure) to replace existing tent structure subject to the following:

**Standard Conditions:**

1. Setback from building face to the edge of the municipal road allowance (front property line) shall be a minimum of 22.86 m (75 ft.).
2. Completion of Development to occur within 12 months from permit issuance.
3. Development authorized under this Permit is subject to:
  - i) Federal and Provincial law (including but not limited to building code requirements),
  - ii) Other bylaws, statutory plans, and inter-municipal agreements,
  - iii) Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
4. Occupancy of the building for the proposed use shall not occur until such occupancy has been granted by the accredited (safety codes) agency.
5. Applicant to provide copy of a Roadside Development Permit authorized by Alberta Transportation prior to commencement of construction; or provide confirmation that such a permit is not required.

CARRIED

4.4 D35-24 Nanton Seed Ltd. Lot 1 & PTN Lot 2 Block 3 Plan 4362I; 2019 20 Avenue (M-TRN) 8 unit - multi residential conversion of office building requiring variances.

Hasan Taslar, Nanton Seed Ltd, was present to speak to the application. The Development Officer presented the report and recommendations to members. Mr. Taslar answered questions from the members.

**RESOLUTION #6 – 24/09/09 – MPC – TODD**

Move to approve Development Permit application D35-24 from Nanton Seed Ltd. on Lot 1 & PTN Lot 2 Block 3 Plan 43621; 2019 20 Avenue (M-TRN) for an 8 unit - multi residential conversion of office building subject to the following:

**Land Use Bylaw 1389/24 Variances:**

In accordance with s 2.19 - Variances, the Development Authority (MPC) grants the following:

1. Maximum Density in an M-TRN district to allow 8 units on an 0.06 ha parcel.
2. Provision of 1 Parking Space per unit allowed.
3. Private amenity space requirements are waived.
4. Common amenity area to be a minimum of 15 m2 in the form of an at grade outdoor patio area – with no fence or screen that may impact corner visibility (s3.3c).

**Standard Conditions:**

1. Landscaping of non-conforming sized buffer areas (grassed or ground cover), planters and boulevards shall be kept maintained to the satisfaction of the Development Authority. Hard scaped areas as shown on plans to be material other than asphalt.
2. Bicycle Parking to be provided on site for a minimum of 4 bicycles.
3. Fence to be installed along property line between the rear parking area and adjacent M-DWT parcel (Northerly 2 feet of Lot 2 Block 3 Plan 43621) to maximum height of 1.8 m.
4. Garbage enclosure to be fenced or screened.
5. Completion of Development within 12 months from permit issuance. Completion means that security provided can be released in accordance with s2.25 Securities.
6. Encroachment Agreement required for those improvements that are attached or detached to the principal building which encroach into, over or under a road (including boulevards and lanes).
7. Non-conforming freestanding sign use is for building identification or rental information only and shall not display third-party advertising or messaging.
8. Development authorized under this Permit is subject to:
  - i. Federal and Provincial law (including but not limited to building code requirements),
  - ii. Other bylaws, statutory plans, and inter-municipal agreements,
  - iii. Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
9. Occupancy of the building for the proposed use shall not occur until such occupancy has been granted by the accredited (safety codes) agency.
10. Landscaping Plan and Security to be provided in accordance with Sections 3.20, 3.21 and 3.22 of Bylaw 1389/24.

CARRIED

Mr. Taslar left the meeting at 7:40 p.m.

**5. SIGN APPLICATIONS:**

None

**6. SUBDIVISION APPLICATIONS:**

- 6.1 **2024-0-101** Lot A, and Lots 13-22, Block 29, Plan 3163L within NE1/4 15-16-28-W4M; 2118 19 Avenue (I-LHT)

Kattie Schlamp, Oldman River Regional Services Commission, presented the application and recommendation to MPC members.

**RESOLUTION #7 – 24/09/09 – MPC – ANDERSON**

Move to approve the proposed resolution for Subdivision Application 2024-0-101 as presented and attached per Schedule "A" to these minutes.

CARRIED

6.2 **2021-0-056 RE: S24/NANT/T-014** –Decision of the Land and Property Rights Tribunal Appeal Hearing August 12, 2024

Kattie Schlamp, Oldman River Regional Services Commission, presented the decision of the LPRT to MPC members.

**RESOLUTION #8 – 24/09/09 – MPC – ANDERSON**

Move to accept the final report, as presented, regarding the decision on Subdivision Appeal File: S24/NANT/T-014 from the Land and Property Rights Tribunal regarding Subdivision Application File number 2021-0-056.

CARRIED

**7. PERMITS ISSUED:**

**RESOLUTION #9 - 24/09/09 – MPC – MILLER**

Moved to accept the Development Permit issuance report for the period of **May 7, 2024 to September 5, 2024** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D16-24	13-May-24	131 Westview Drive	5	85	0715724	R-GEN	Single Detached Dwelling
D17-24	27-May-24	2603 22 Street	3	3	011 2292	R-GEN	Shed and RV Parking
D18-24	PENDING	2501 22 Street		A	483JK	S-COM	New Elementary School
D19-24	PENDING	2409 24 Avenue	15	61	791 1150	S-COM	Modernized High School
D20-24	5-Jun-24	2101 16 Street	23,24	37	6864FU	M-DWT	Retail, office space
D21-24	10-Jun-24	2405 24 Street	3	55	761 1033	R-GEN	Garage with setback variance
D22-24	31-May-24	2705 20 Street	21	1	211 0553	R-GEN	Accessory building demo
D23-24	4-Jun-24	2705 20 Street	21	1	211 0553	R-GEN	Single Detached Dwelling
D24-24	5-Jun-24	2303 16 Street	13	40	741 0314	R-GEN	Garage
D25-24	25-Jun-24	2414 19 Street	19	35	751 0550	R-GEN	Front Deck
D26-24	4-Jul-24	2015 31 Avenue	5	87	071 5728	R-GEN	Garage
D27-24	13-Aug-24	2014 31 Avenue	26	84	071 5728	R-GEN	Single Detached Dwelling
D28-24	13-Aug-24	2014 31 Avenue	26	84	071 5728	R-GEN	Garage
D29-24	5-Sep-24	2602 19 Avenue	9	101	811 1895	I-LHT	Light Industry - Contractor
D30-24	6-Aug-24	2313 19 Street	7	12	3163L	R-GEN	Shed
D31-24	9-Aug-24	2312 18 Street	4	40	1637GC	R-GEN	Front Deck
D32-24	14-Aug-24	2402 22 Street	19, 20	15	2325P	R-GEN	Carport detached
D36-24	3-Sep-24	2306 16 Street	4	44	751 0336	R-GEN	Deck cover addition

CARRIED

**8. OTHER BUSINESS:**

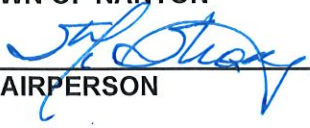
8.1 Next meeting date is Tuesday **October 15, 2024 at 7 p.m.** unless otherwise re-scheduled or cancelled.

**9. ADJOURNMENT:**

**RESOLUTION #10- 24/09/09 – MPC – STRONG**

ADJOURNED the meeting of the Municipal Planning Commission at 8:01 pm.

TOWN OF NANTON

  
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CHAIRPERSON

  
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SECRETARY

These minutes approved this 11 day of April, 2025.

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