

RESOLUTION #3 – 25/05/12 – MPC – MILLER

Move to approve Development Permit application D13-25 from Gerbrandt Construction Ltd on Lot 11 Block 79 Plan 071 5724; 3000 23 Street (R-GEN, Residential General) for a Secondary Suite (Internal) over 80m2 (102m2) – requiring variance subject to the following:

Land Use Bylaw Variances:

- 1. Section 4.17 (g) – Variance granted to allow Secondary Suite (Internal) floor area of 102m2, which is greater than the maximum allowed up to 80m2.

Standard Conditions:

- 1. In developing a Secondary Suite (Internal), the owner shall comply with all relevant requirements of the National Building Code - Alberta Edition. The issuance of a Development Permit does not relieve the applicant of the requirement to comply with the National Building Code - Alberta Edition.
- 2. A minimum of two (2) off-street parking space(s) shall be provided for the exclusive use of the Secondary Suite (Internal).
- 3. Development shall be completed within 12 months from permit issuance, unless an extension is granted by the Development Authority.
- 4. The Secondary Suite (Internal) must maintain a separate access either through a dedicated entryway from the exterior of the dwelling or through a separate entrance within a common landing, which shall be located at the side or rear of the principal dwelling.
- 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. **SIGN APPLICATIONS:**

None

6. **SUBDIVISION APPLICATIONS:**

None

7. **PERMITS ISSUED:**

RESOLUTION #4 - 25/05/12 – MPC – SORENSON

Moved to accept the Development Permit issuance report for the period of **April 11, 2025 to May 7, 2025** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D11-25	14-Apr-25	1210 26 Avenue		A	1968JK	C-HWY	Removal of gas pump islands
D12-25	25-Apr-25	3000 23 Street	11	79	071 5724	R-GEN	Single Detached Dwelling w/Secondary Suite
D14-25	30-Apr-25	2501 22 Street		A	483JK	S-COM	Shipping Containers

CARRIED

8. **OTHER BUSINESS:**

None

9. **ADJOURNMENT:**

RESOLUTION #5- 25/05/12 – MPC – CZOP

ADJOURNED the meeting of the Municipal Planning Commission at 7:18 pm.

TOWN OF NANTON



CHAIRPERSON



SECRETARY

These minutes approved this 30 day of June, 2025.

:gs