



MINUTES

June 30, 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), Julia Anderson, Roger Miller, Ken Sorenson

MEMBERS ABSENT:

OTHERS PRESENT: Georgina Sharpe Development Officer, Secretary

*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:

Not required

1.3 ADOPTION OF AGENDA:

RESOLUTION #1 - 25/06/30 MPC – SORENSON

Moved that the agenda be adopted as presented. CARRIED

2. MINUTES OF THE LAST MEETING:

2.1 RESOLUTION #2 - 25/06/30 – MPC – ANDERSON

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **May 12, 2025** were accepted as distributed.

CARRIED

3. DELEGATIONS BY APPOINTMENT:

None

4. DEVELOPMENT APPLICATIONS:

- 4.1 D19-25 Balderson - Lot 1 Block 10 Plan 3163L; 2301 21 Street (R-GEN). Uncovered rear deck on existing non-conforming building – requiring variances.

The Applicant was not present. The Development Officer presented the report and recommendations.

RESOLUTION #3 – 25/06/30 – MPC – MILLER

Move to approve Development Permit application D19-25 from Balderson on Lot 1 Block 10 Plan 3163L; 2301 21 Street (R-GEN). Uncovered rear deck on existing non-conforming building– requiring variance subject to the following:

Land Use Bylaw Variances:

1. Section 3.2 ii (a) – Variance granted to allow an uncovered deck to project onto the entire side yard (1.22m)
2. Section 3.2 ii (d) – Variance granted to allow unenclosed steps and landings to project onto the entire side yard (1.22m)
3. Maximum Parcel Coverage (R-GEN) is 40%. Parcel coverage varied to allow up to 54%, including the attached deck.

Standard Conditions:

1. Development to comply with all safety codes regulations. It is the responsibility of the Applicant to obtain and adhere to all necessary safety codes permits from Superior Safety Codes Inc., Lethbridge, AB (1-877-320-0734).
2. The Applicant shall not divert storm water onto adjacent properties nor create a situation that may cause flooding of other lands. Site grading, or other drainage measures as appropriate, is the responsibility of the Applicant in accordance with the approved plans.
3. Development shall be completed within 12 months from permit issuance, unless an extension is granted by the Development Authority.
4. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
5. Compliance with the requirements of the land use bylaw does not exempt any person 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.

CARRIED

5. SIGN APPLICATIONS:

None

6. SUBDIVISION APPLICATIONS:

None

7. PERMITS ISSUED:**RESOLUTION #4 - 25/06/30 – MPC – ANDERSON**

Moved to accept the Development Permit issuance report for the period of **May 8, 2025 to June 26, 2025** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D13-25	13-May-25	3000 23 Street	11	79	071 5724	R-GEN	Secondary Suite
D15-25	2-Jun-25	2119 19 Avenue		114	831 1702	SGN	Signs for entire site
D16-25	20-Jun-25	2016 30 Avenue	18	79	071 5724	SDD	Single Detached Dwelling
D17-25	28-May-25	2122 19 Street	18, 19	25	3163L	SGN	Signs for entire site
D18-25	13-Jun-25	2308 26 Street	12	53	761 1033	ADD	Porch addition
D20-25	23-Jun-25	2801 19 Avenue	1	100	821 1505	SGN	1 Freestanding, 1 fence

CARRIED

8. OTHER BUSINESS:

None

9. ADJOURNMENT:

RESOLUTION #5- 25/06/30 – MPC – SORENSON

ADJOURNED the meeting of the Municipal Planning Commission at 7:15 pm.

TOWN OF NANTON



CHAIRPERSON



SECRETARY

These minutes approved this 2nd day of October, 2025.

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