



MINUTES

October 2, 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
Darryl Terrio (1441345 AB LTD) Applicant
Mackenzie Terrio Applicant
Gary Smith (AAA Petroleum Maintenance) Applicant

*by electronic means

1. CALL TO ORDER & ADOPTION OF THE AGENDA

The Chair called the MPC meeting to order at 7:03 p.m.

1.1 INTRODUCTION OF MEETING ATTENDEES

1.2 NOMINATION OF CHAIRPERSON & VICE CHAIRPERSON:

Not required

1.3 ADOPTION OF AGENDA:

RESOLUTION #1 - 25/10/02 MPC – CZOP

Moved that the agenda be adopted as presented. CARRIED

2. MINUTES OF THE LAST MEETING:

2.1 RESOLUTION #2 - 25/10/02 – MPC – SORENSON

The Members having all read the minutes and there being no errors, omissions, or corrections, the Minutes of the Municipal Planning Commission held **June 30, 2025** were accepted as distributed.

CARRIED

3. DELEGATIONS BY APPOINTMENT:

None

4. DEVELOPMENT APPLICATIONS:

- 4.1 D32-25 Terrio/1441345 AB LTD - Block A Plan 1968JK; 1210 26 Ave (C-HWY). Renovations to existing Gas Station – including pump islands and canopy, requiring setback distance variances.

The applicants, Darryl Terrio, Mackenzie Terrio, and Gary Smith were present.

The Development Officer presented the report and recommendations.

The applicants provided Safety Codes Council work permits 0232-25-112 to the Development Officer as part of the application submission.

Environmental site work is complete. Member Miller asked for an amendment to the proposed conditions to require an engineered drainage plan for the site. Alberta Transportation has not yet been notified. Site plan updates removing the propane tank will be provided to the Development Officer. Any proposed renovations to the existing buildings will require separate application.

RESOLUTION #3 – 25/10/02 – MPC – MILLER

Move to approve Development Permit application D32-25 from Terrio/1441345 AB LTD on Block A Plan 1968JK; 1210 26 Ave (C-HWY). Renovations to existing Gas Station – including pump islands and canopy, requiring setback distance variances subject to the following:

Land Use Bylaw Variances:

1. Section 4.11 (d) – Variance granted to allow a pump island canopy to project onto the east side yard setback up to 4.5m (15 feet).
2. Section 4.11 (d) – Variance granted to allow the edge of the pump islands to project onto the east yard setback up to 1.8m (6 feet).

Standard Conditions:

1. The minimum number of on-site parking spaces required for this use is 10.
2. All parts of the site to which vehicles have access shall be hard surfaced and drained to the satisfaction of the Development Authority. Applicant to provide a copy of an engineered drainage plan to the Development Officer.
3. The layout shall be so designed that vehicles may be served and bulk fuel may be delivered without any obstruction of the public.
4. No part of a Gas Station building or any pump island shall be within 6.0 m of front, side or rear property lines, unless a variance has been granted by the Development Authority.
5. Above ground fuel storage tanks shall be placed in accordance with the Safety Codes Act and any other applicable regulations.
6. 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).
7. Development to comply with the Highways Development and Protection Act and regulations. It is the responsibility of the Applicant to obtain and adhere to all roadside Development Permits as required from Alberta Transportation and Economic Corridors.
8. Development shall be completed within 24 months from permit issuance, unless an extension is granted by the Development Authority.
9. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
10. 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

The applicants left the meeting at 7:33 pm.

5. **SIGN APPLICATIONS:**

None

6. **SUBDIVISION APPLICATIONS:**

None

7. PERMITS ISSUED:

RESOLUTION #4 - 25/10/02 – MPC – ANDERSON

Moved to accept the Development Permit issuance report for the period of **June 27, 2025 to September 29, 2025** as follows:

DP #	Date Issued	Civic Address of Development	Lot	Blk	Plan	LUD	Description
D21-25	27-Jun-25	129 Westview Drive	4	85	071 5724	R-GEN	Single Detached Dwelling
D22-25	27-Jun-25	2305 18 Street	3	23	2325P	R-GEN	Detached Garage
D19-25	30-Jun-25	2301 21 Street	1	10	3163L	R-GEN	Deck and Landing rebuild; LNC
D24-25	11-Jul-25	2019 30 Avenue	10	84	071 5724	R-GEN	Detached Garage
D25-25	18-Jul-25	2127 19 Street	Unit 7		991 1009	M-DWT	Awning Sign
D28-25	6-Aug-25	2017 30 Avenue	11	84	0715724	R-GEN	Completion of Dwelling, formerly D28-22
D26-25	8-Aug-25	2402 21 Street	20	14	2325P	R-GEN	HBB2 - Piano lessons
D27-25	12-Aug-25	2501 22 Street		A	483JK	S-COM	Temporary building for library - 1 year expiry
D30-25	2-Sep-25	2403 24 Street	2	55	761 1033	R-GEN	Detached Garage, two pre-built patio covers
D23-25	5-Sep-25	2301 18 Avenue	3	102	111 0410	I-LHT	Additions to food processing plant
D29-25	8-Sep-25	1901 20 Avenue	9, 10	4	4362I	M-DWT	Change of use from Retail to Recreation (Indoor) - Health and Fitness Facility
D31-25	16-Sep-25	127 Westview Drive	3	85	071 5724	R-GEN	Single Detached Dwelling

CARRIED

8. OTHER BUSINESS:

None

9. ADJOURNMENT:

RESOLUTION #5- 25/10/02 – MPC – ANDERSON

ADJOURNED the meeting of the Municipal Planning Commission at 7:34 pm.

TOWN OF NANTON


 CHAIRPERSON


 SECRETARY

These minutes approved this 10 day of November, 2025.

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Initials: 