



Land Use By-law No. 1246/13
NOTICE OF DECISION

September 12, 2023

WWW.NANTON.CA

Development Application D34-23

EMAIL

Applicant: NEHRING
Owner (if different):

In the matter of: AS BUILT ACCESSORY BUILDING (SHED) – 8 ft x 12 ft with side yard setback variance to allow 0.40m (1.3 ft.)

Legal: LOT 46 BLOCK 84 PLAN 171 1785
Civic Address: 2007 30 AVENUE

and described on the application for development, and plans submitted by the applicant.

The development as specified has been APPROVED subject to the following conditions:

Land Use Bylaw 1246/13 Variances:

1. Schedule 3 Section 3 Table 3.3.1 – Minimum Setbacks
 - a. Minimum Side Yard Setback for Accessory Building (R2) is 1.5m (5 ft.). Setback approved for 0.40m (1.3 ft.).

Standard Conditions:

1. 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.
2. Compliance with the requirements of this bylaw does not exempt any person undertaking a development 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.
3. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

DATE OF DECISION: September 11, 2023

NOTICE DATE: September 12, 2023

Anyone affected by this decision has the right to appeal in accordance with Section 685 and 686 of the Municipal Government Act. To appeal, you must submit a written notice to the Subdivision and Development Appeal Board, containing reasons, together with a \$220.00 fee payable to the Town of Nanton. Appeals must be received **no later than 4 o'clock, October 3, 2023 at the address at the bottom of this Notice.**

Georgina Sharpe
Planning and Development Officer

Complete Application(s) can be viewed at the Town of Nanton Office. Land Use Bylaw 1246/13 can be viewed at www.nanton.ca Our Services>Planning & Development>Land Use Bylaw or at the Town of Nanton office.



Land Use By-law No. 1246/13
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Development Application D35-23

EMAIL

Applicant: ZINTER
Owner (if different):

In the matter of: ALTERNATE ENERGY, SOLAR: Roof mount installation

Legal: LOTS 3 & 4 BLOCK 12 PLAN 3163L
Civic Address: 2307 19 STREET

and described on the application for development, and plans submitted by the applicant.

The development as specified has been APPROVED subject to the following conditions:

Standard Conditions:

1. In accordance with the approved plans, the solar panels may project a maximum of 1.3 m (4 ft) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district (9.5m); and must not extend beyond the outermost edge of the roof.
2. Developer to obtain and adhere to all applicable Safety Code requirements and permits. Please contact Superior Safety Codes Inc. 1-877-320-0734 (www.superiorsafetycodes.com) for permit requirements.
3. Compliance with the requirements of this bylaw does not exempt any person undertaking a development 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.
4. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land. Building permit and electrical permit shall be obtained from Superior Safety Codes Inc. prior to installation

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