

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



May 15, 2019

BULLETIN BOARD

Development Applications D10-19

EMAIL

In the matter of: **Home Occupation 2 - Contractor, Limited – landscape services including outdoor equipment storage**

Legal: Lot 37 Block 28 Plan 0414328
Civic Address: 2115 27 Avenue

Name of applicant (s): Czop
Name of property owner (s) if different than above:

THE ABOVE NOTED APPLICATION WAS **APPROVED** SUBJECT TO THE FOLLOWING:

STANDARD CONDITIONS

1. Home Occupation to meet requirements of Schedule 6 Section 11 of the Land Use Bylaw.
2. Outdoor storage areas shall be confined to the rear yard only and screened from view or confined within the residence, garage or an accessory structure.
3. Signage to be considered under separate application. No signage shall be placed on site with respect to the approved home occupation without permit approval.
4. The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.
5. 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.
6. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
7. The Home Occupation is approved as a temporary development permit that must be renewed every **4 years**, unless permanent status is otherwise approved by the Municipal Planning Commission, on the condition that the applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period.

DATE OF DECISION: May 13, 2019
NOTICE DATE: May 15, 2019

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 Secretary, Subdivision and Development Appeal Board, containing reasons, together with a \$220.00 fee payable to the Town of Nanton, **no later than 4 o'clock, June 5, 2019.**

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 Community>Planning & Development or at the Town of Nanton office.

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BULLETIN BOARD

Development Applications D12-19

EMAIL

In the matter of: Accessory building (greenhouse) – 128 ft² with side yard setback of 2 feet (0.6m) from building to property line

Legal: Lot 15 Block 23 Plan 2325P
Civic Address: 2312 19 Street

Name of applicant (s): Uithuisje
Name of property owner (s) if different than above:

THE ABOVE NOTED APPLICATION WAS **APPROVED** SUBJECT TO THE FOLLOWING:

Land Use Bylaw 1246/13 Variances granted:

1. Side yard setback – Schedule 3 Section 3 Table 3.3.1 minimum setback is 1.5m (5 ft.). *Accessory building shall be constructed such that the building shall be no closer than 0.6 m (2 ft) from a side lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.*

STANDARD CONDITIONS

1. Development must be in compliance with the *Safety Codes Act*, and the Alberta Building Code. It is the responsibility of the Applicant to obtain all necessary building, electrical, gas and plumbing permits from Superior Safety Codes Inc., Lethbridge, Phone 1-877-320-0734.
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.

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Development Applications D16-19

EMAIL

In the matter of: 520 sq. ft. (20 ft. x 26 ft.) detached accessory building – with setback variances

Legal: Lot 6 Block 120 Plan 081 1102
Civic Address: 2609 19 Avenue

Name of applicant (s): G.&J.D. Construction Ltd.
Name of property owner (s) if different than above:

THE ABOVE NOTED APPLICATION WAS APPROVED SUBJECT TO THE FOLLOWING:

Land Use Bylaw 1246/13 Variances granted:

1. Requirements as per Schedule 3 Section 3 as follows:
 - a. Minimum front building setback in the Industrial – IN land use district is 7.6m (25 ft.). Proposed setback of development is 6.1m (20 ft.).
 - b. Minimum side building setback in the Industrial – IN land use district is 3.0m (10 ft.). Proposed setback of development is 1.8m (6 ft.).

Standard Conditions:

1. The approved development must proceed in accordance with the approved plans and all drawings and specifications included in the development permit application.
2. Development to comply with the *Safety Codes Act* and all safety codes regulations. It is the responsibility of the Applicant to obtain all necessary building, electrical, gas and plumbing permits from Superior Safety Codes Inc., Lethbridge, AB Phone 1-877-320-0734.
3. Security in the amount of \$500 is required prior to permit issuance to ensure the conditions of the permit approval are carried out (received).
4. The time period for completion is 12 months. Completion means that a Development Completion Certificate has been issued by the Development Officer and the building is ready for use for the proposed purpose in accordance and compliance with this permit and standard conditions.
5. 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.

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