



# *Town of Nanton*

## **BYLAW NUMBER: 1396/24**

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### **A BYLAW OF THE MUNICIPALITY OF THE TOWN OF NANTON IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 1389/24**

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#### **1. PURPOSE:**

1.1 *WHEREAS Pursuant to the provisions of the Municipal Government Act, Chapter M-26, Revised Statutes 2000, Council of the Town of Nanton in the Province of Alberta (hereinafter called the "Council") has adopted Land Use Bylaw 1389/24;*

1.2 *WHEREAS, Council deems it desirable to amend Land Use Bylaw 1389/24;*

1.3 *AND WHEREAS the purpose of the proposed amendment is to redistrict parcels of land,*

1.4 *NOW THEREFORE, the Council of the Municipality of the Town of Nanton in the Province of Alberta duly assembled enacts as follows:*

#### **2. ENACTMENT**

2.1 THAT the Lands, illustrated on Schedule "A", as attached to this bylaw, and legally described as:

Lot 1 and the Southerly 24 feet of Lot 2 Block 3 Plan 43621

be redesignated from "M-DWT Mixed-Use Downtown District" to "M-TRN Mixed-Use Transition District"; and

2.2 THAT the Lands, illustrated on Schedule "B", as attached to this bylaw, and legally described as:

Condominium Plan 0910124

be redesignated from "DC – Direct Control (DC-1)" to "R-GEN Residential, General District"; and

2.3 THAT Schedule A to Land Use Bylaw 1389/24, being the Land Use Map, will be amended and the changes be consolidated to Land Use Bylaw 1389/24 to reflect these redesignations as per the attached Schedules 'A' and 'B'; and

2.4 THAT Section 2 Development Process, Part 2.4 Development on Non-Conforming Sized Parcels be amended by adding subsection c as follows:

"c) As a result of a Land Use Bylaw Amendment by Council to redesignate lands in accordance with Section 1.22, where a non-conforming sized parcel that does not meet the minimum requirements for parcel length, width or area specified in the applicable District, development shall proceed in accordance with subsections a) & b), subject to all other applicable regulations of the Land Use Bylaw."

2.5 Direct Control 1 – DC-1 Bylaw No. 1188/07 is hereby repealed.

**3. INTERPRETATION**

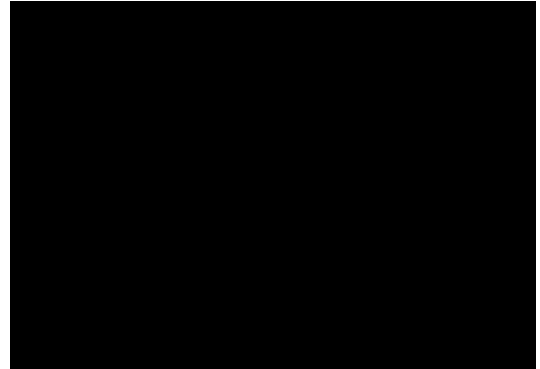
3.1 *This Bylaw will be cited as Land Use Bylaw 1389/24 amending Bylaw 1396/24.*

**4. EFFECTIVE DATE AND READINGS**

4.1 This bylaw comes into effect upon the date of final reading and signing thereof.

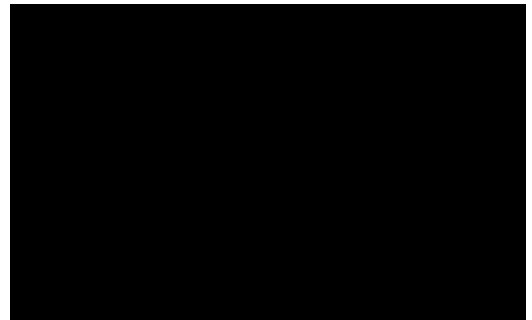
4.2 Read a **first** time this 12 day of August, 2024

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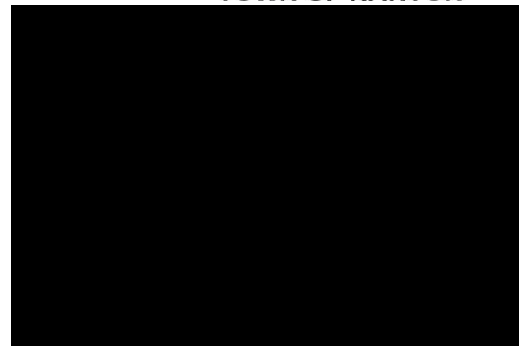
5.3 Read a **second** time this 3 day of September, 2024.

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5.4 Read a **third** time this 3 day of September, 2024.

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## LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: M-DWT MIXED-USE DOWNTOWN DISTRICT  
TO: M-TRN MIXED-USE TRANSITION DISTRICT

LOT 1 AND SOUTHERLY 24 FEET OF LOT 2, BLOCK 3, PLAN 43621  
WITHIN NW 1/4 SEC 15, TWP 16, RGE 28, W 4 M  
MUNICIPALITY: TOWN OF NANTON  
DATE: JULY 10, 2024

Bylaw #: \_\_\_\_\_  
Date: \_\_\_\_\_



MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

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