



Town of Nanton

1907 21 Avenue, PO Box 609, Nanton, Alberta T0L 1R0
P 403.646.2029 F 403.646.2653 nanton.ca

DEVELOPMENT PERMIT

**LAND USE BYLAW NO. 1389/24
DEVELOPMENT APPLICATION NO. D21-24**

Tax roll file # 070800

Name and address of applicant:

Jason Duthie
Box 1018
Nanton, AB T0L 1R0
(403) 422-8317
E-mail: jay_canada2003@yahoo.com

In the matter of: 1) ACCESSORY BUILDING/STRUCTURE (55M2 garage)
 2) SIDE YARD SETBACK VARIANCE TO ALLOW 1M (0.2M
 VARIANCE)

Legal: LOT 3 BLOCK 55 PLAN 761 1033
Civic Address: 2405 24 STREET

This permit refers only to works outlined in application number **D21-24** and is subject to the conditions contained in the notice of decision dated **June 10, 2024**

ISSUE DATE: June 10, 2024

SIGNED: _____

**Development Authority
Town of Nanton**

THE DEVELOPMENT OUTLINED ABOVE IS SUBJECT TO THE FOLLOWING:

(a) 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.

(b) Unless a development permit is suspended or cancelled, the development must be commenced within 12 months from the date of issuance of the permit or within 24 months with an extension, otherwise the permit is no longer valid.

NOTE: It is the responsibility of the applicant to obtain all necessary building, electrical, gas and plumbing permits. Safety code permit applications and fees may be dropped off at the Town of Nanton Office for forwarding to: Superior Safety Codes Inc., Lethbridge, AB. Phone 1-877-320-0734.

Copies:
Benchmark Assessments
Superior Safety Codes Inc.



Town of Nanton

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**NOTICE OF DECISION ON APPLICATION FOR A
DEVELOPMENT PERMIT**

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DEVELOPMENT APPLICATION NO. D21-24**

Name and address of applicant:

Tax roll file # 070800

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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. 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. Development to comply with the Safety Codes Act and 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).
4. 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: June 10, 2024

NOTICE DATE: June 10, 2024

SIGNED:



Development Authority

IMPORTANT NOTES

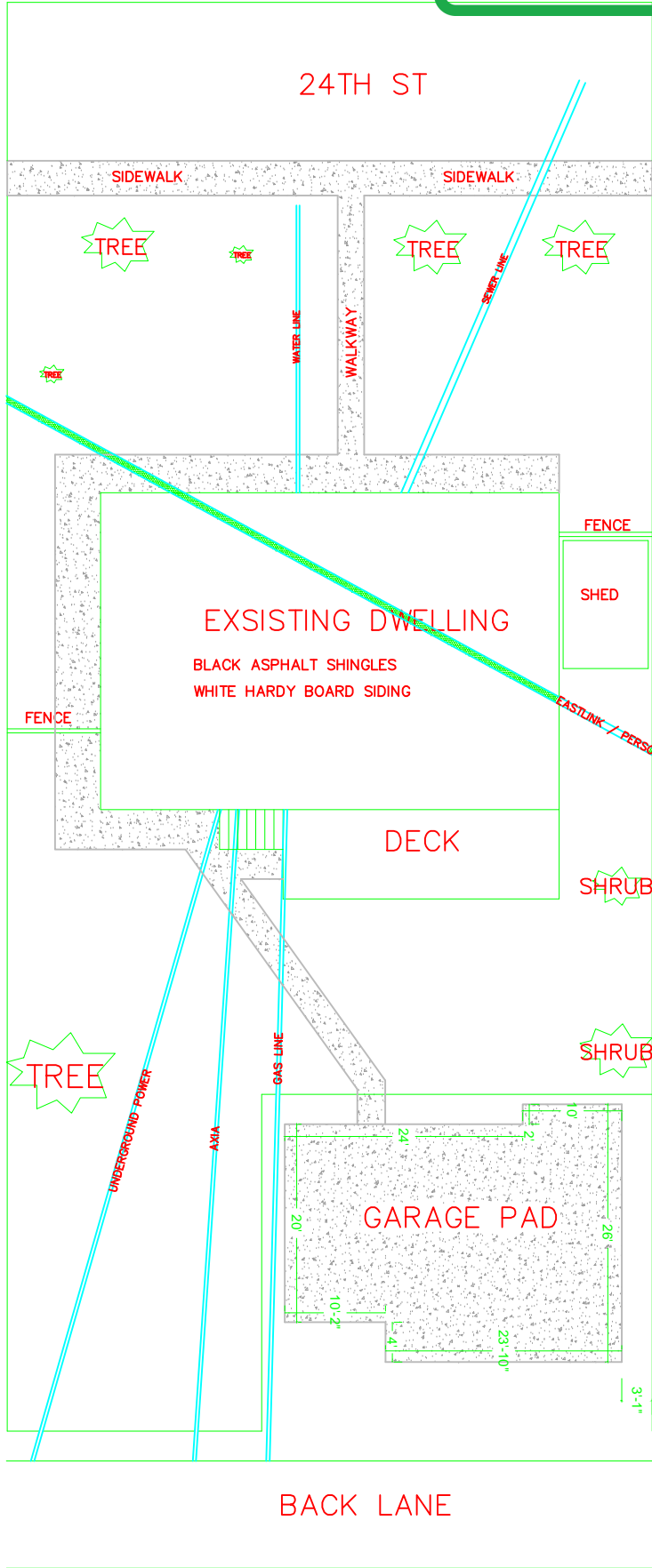
1. Development shall not commence until 21 days after the notice date. If an appeal is lodged pursuant to Section 686 (1) of the Municipal Government Act, RSA 2000, chapter M-26, as amended, then a permit will not take effect until the Subdivision and Development Appeal Board has determined the appeal. Any development occurring prior to these dates is at the risk of the applicant.
2. If you wish to appeal the decision or any of the conditions, you may do so within 21 days from the notice date, by filing a written notice of appeal, containing reasons, to the Subdivision and Development Appeal Board with payment of the applicable fee of \$220 to the Town of Nanton.

Copies:

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Superior Safety Codes Inc.

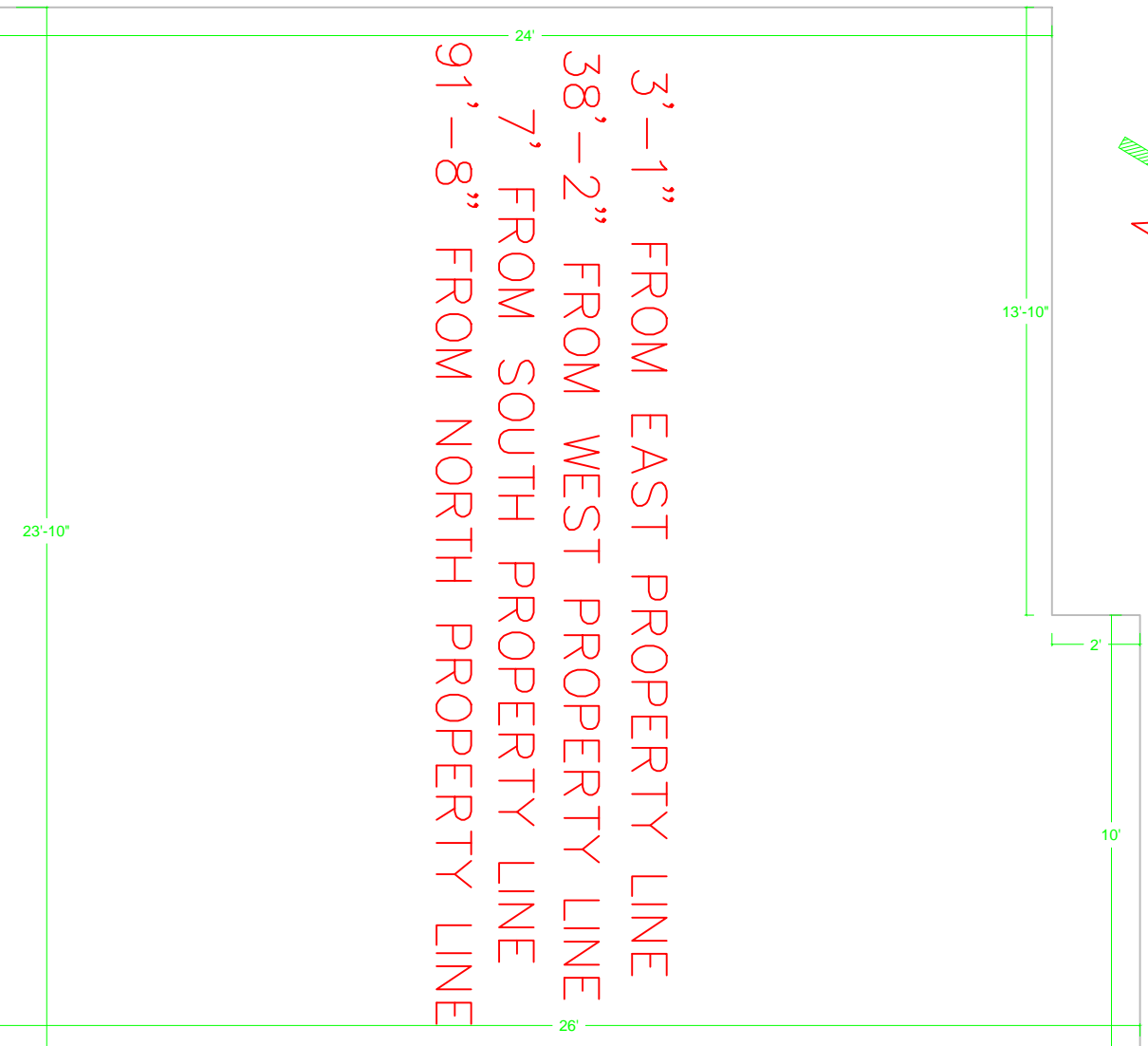
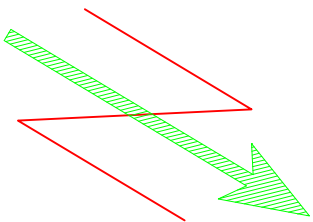
LOT 3 / BLOCK 55 / PLAN 7611003

✓ Approved



2405 24th ST

BACK LANE



3'-1" FROM EAST PROPERTY LINE
38'-2" FROM WEST PROPERTY LINE
7' FROM SOUTH PROPERTY LINE
91'-8" FROM NORTH PROPERTY LINE

2405 24 ST
LOT 3 / BLOCK 55 / PLAN 7611003
GARAGE FOOTPRINT
592 SQ FT

LOT SIZE 120' X 65.1'
7812 SQ FT

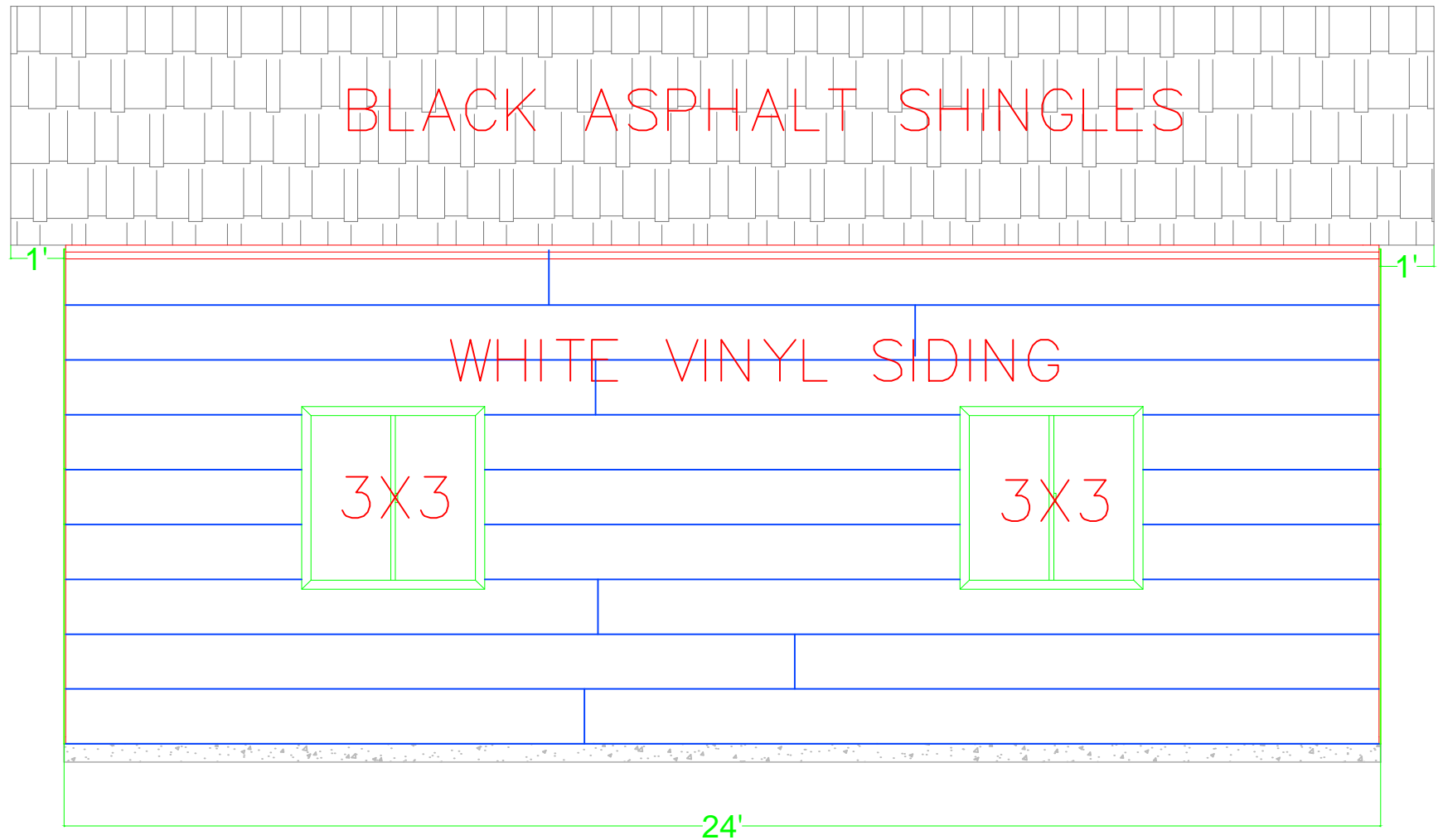
MAX COVERAGE (40%) IS 3125 SQ FT

DWELLINGS

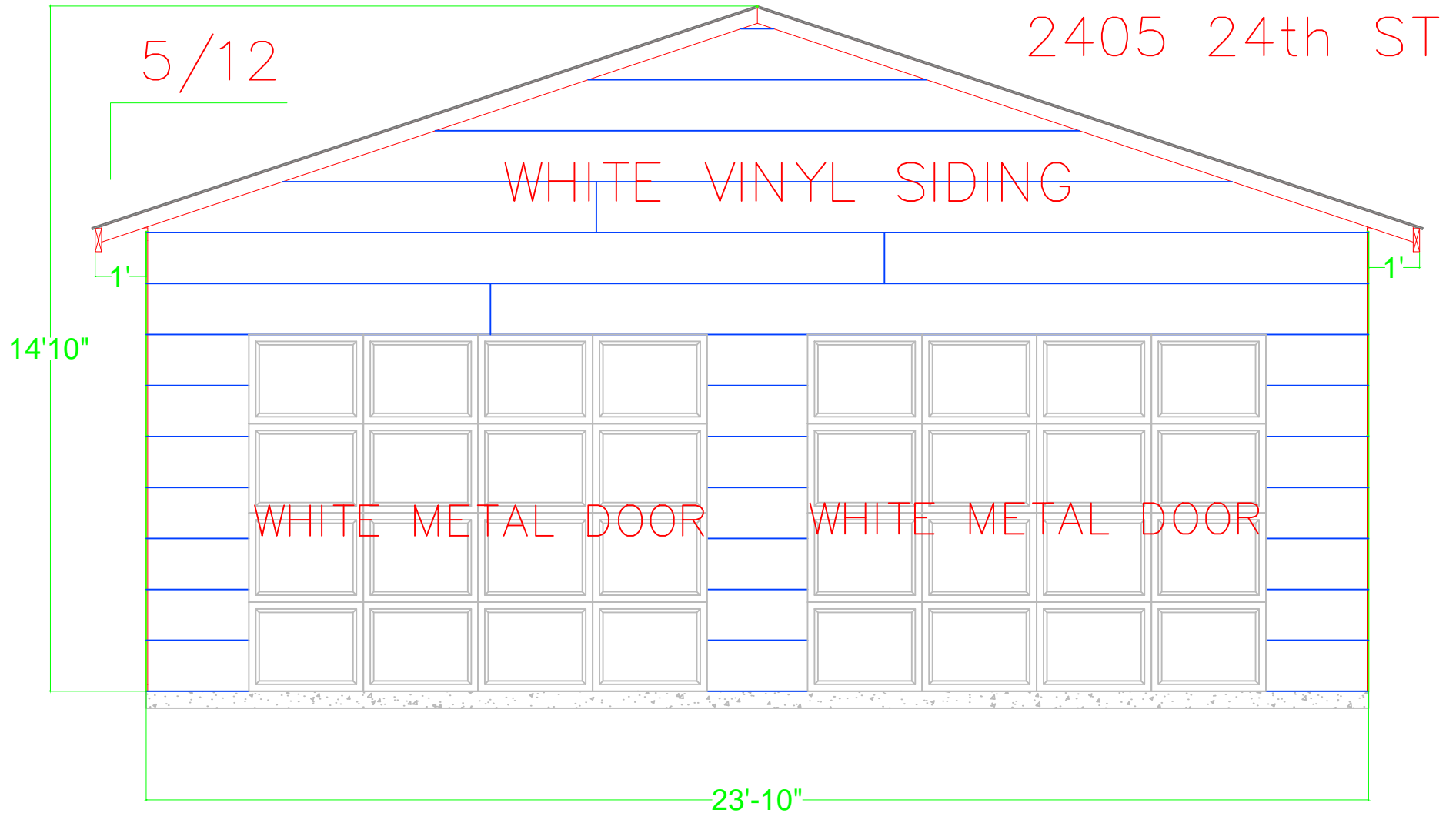
HOUSE 26.2' X 46.26' 1212 SQ FT
SHED 11.94' X 8.2' 98 SQ FT
GARAGE 592 SQ FT
TOTAL 1902 SQ FT

THE SHED WILL BE REMOVED ONCE
THE GARAGE IS COMPLETE

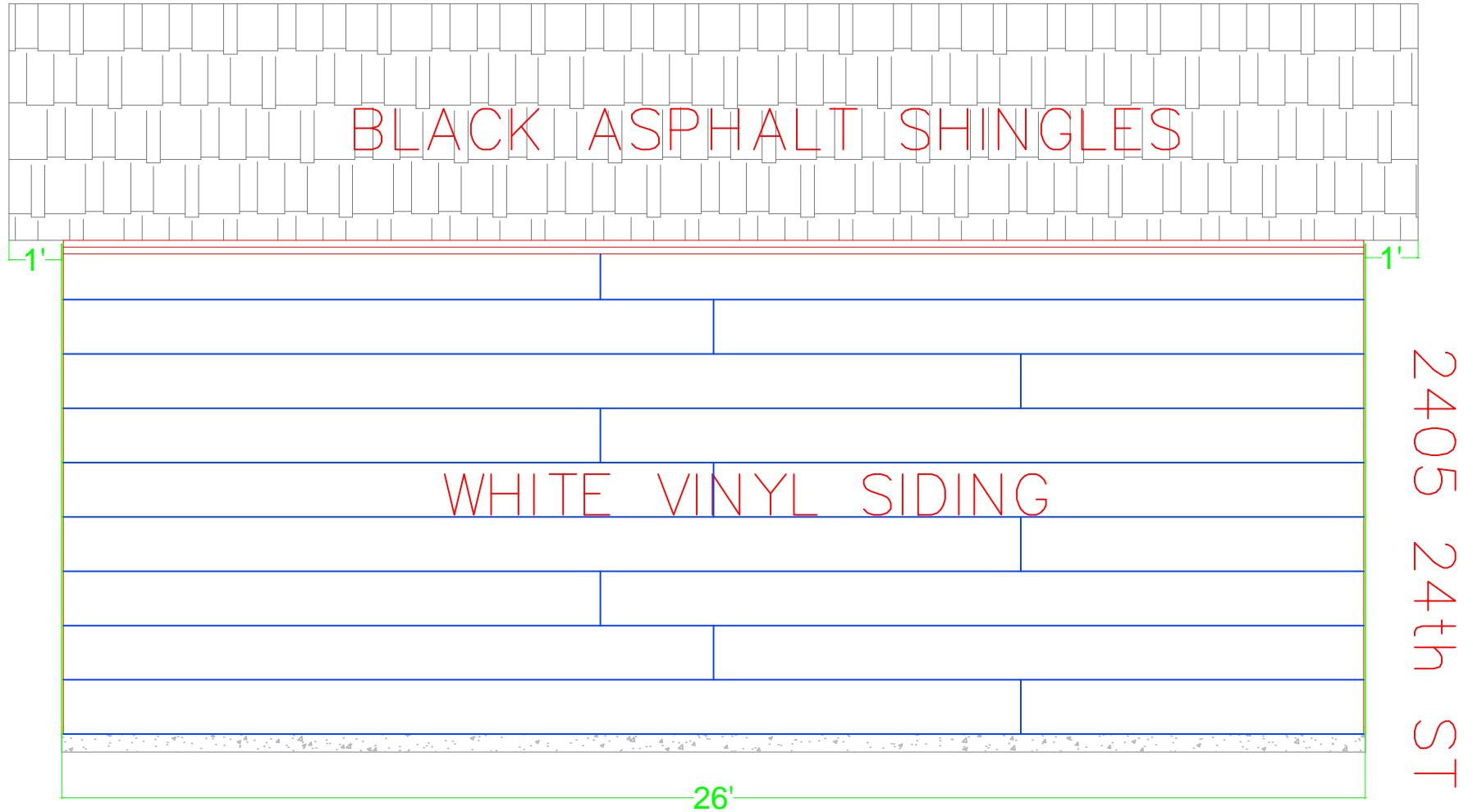
LOT 3 / BLOCK 55 / PLAN 7611003
YARD VIEW (WEST SIDE) 2405 24th ST



LOT 3 / BLOCK 55 / PLAN 7611003
ALLEY VIEW (SOUTH SIDE)



LOT 3 / BLOCK 55 / PLAN 7611003
NEIGHBOR'S VIEW (EAST SIDE)



LOT 3 / BLOCK 55 / PLAN 7611003
HOUSE VIEW (NORTH SIDE)

2405 24th ST

