

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



June 25, 2024

WWW.NANTON.CA

Development Application D25-24

EMAIL

Applicant: BAILEY
Owner (if different):

In the matter of: 88 SQ FT FRONT DECK - FRONT SETBACK VARIANCE of 0.3m (1 ft) to allow 5.1m (17 ft).

Legal: LOT 19 BLOCK 35 PLAN 751 0550
Civic Address: 2414 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:

Land Use Bylaw 1389/24 Variances:

1. Section 3.2 – Maximum Setback Projection
 - a. Maximum Front Yard Setback for projection 5.4m (18 ft.). Setback approved for 5.1m (17 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. 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.

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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, July 16, 2024, 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 1389/24 can be viewed at www.nanton.ca or at the Town of Nanton office.