

Land Use By-law No. 1389/24
NOTICE OF DECISION



September 10, 2024

WWW.NANTON.CA

Development Application D35-24

EMAIL

Applicant: NANTON SEED LTD.
Owner (if different):

In the matter of: Dwelling (Multi-Unit), conversion of non-conforming building to 8 units for residential occupancy

Legal: LOT 1 AND PTN LOT 2 BLOCK 3 PLAN 4362I
Civic Address: 2019 20 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 1389/24 Variances:

In accordance with s 2.19 - Variances, the Development Authority (MPC) grants the following:

1. Maximum Density in an M-TRN district to allow 8 units on an 0.06 ha parcel.
2. Provision of 1 Parking Space per unit allowed.
3. Private amenity space requirements are waived.
4. Common amenity area to be a minimum of 15 m² in the form of an at grade outdoor patio area – with no fence or screen that may impact corner visibility (s3.3c).

Standard Conditions:

1. Landscaping of non-conforming sized buffer areas (grassed or ground cover), planters and boulevards shall be kept maintained to the satisfaction of the Development Authority. Hard scaped areas as shown on plans to be material other than asphalt.
2. Bicycle Parking to be provided on site for a minimum of 4 bicycles.
3. Fence to be installed along property line between the rear parking area and adjacent M-DWT parcel (Northerly 2 feet of Lot 2 Block 3 Plan 43621) to maximum height of 1.8 m.
4. Garbage enclosure to be fenced or screened.
5. Completion of Development within 12 months from permit issuance. Completion means that security provided can be released in accordance with s2.25 Securities.
6. Encroachment Agreement required for those improvements that are attached or detached to the principal building which encroach into, over or under a road (including boulevards and lanes).
7. Non-conforming freestanding sign use is for building identification or rental information only and shall not display third-party advertising or messaging.
8. Development authorized under this Permit is subject to:
 - i. Federal and Provincial law (including but not limited to building code requirements),
 - ii. Other bylaws, statutory plans, and inter-municipal agreements,
 - iii. Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
9. Occupancy of the building for the proposed use shall not occur until such occupancy has been granted by the accredited (safety codes) agency.
10. Landscaping Plan and Security to be provided in accordance with Sections 3.20, 3.21 and 3.22 of Bylaw 1389/24.

DATE OF DECISION: September 9, 2024

NOTICE DATE: September 10, 2024

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 1, 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.