

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



February 18, 2025

WWW.NANTON.CA

Development Application D03-25

EMAIL

Applicant: WILLOW CREEK TIMBER FRAME LTD.
Owner (if different): BURFORD

In the matter of: Single Detached Dwelling (1856 sq. ft.) bungalow – no basement

Legal: Lot 5, Block 84, Plan 071 5724
Civic Address: 136 Westview Drive

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:

Variances Granted:

1. R-GEN Residential, General District regulations. Side Yard (Corner) setback variance of 0.73m to allow 2.27m, a variance of 24.3%.

Standard Conditions and Notes:

1. **Prior to permit release a Security Deposit of \$2,500** to be provided to and retained by the Town. No interest shall be paid on the deposit. The deposit will be held until such time as construction of the development is completed in accordance with all applicable building permits, development permits, grade slips, development agreements, by-laws, regulations, building and safety codes, and restrictions affecting the lands and the development.
2. The development shall be completed in its entirety **by April 15, 2026**, in accordance with the approved plans, conditions and development agreements; any changes or revisions to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
3. A Real Property Report / Certificate of As Built Grades prepared by an Alberta Land Surveyor and identifying the actual front and rear yard landscape grades must be provided to the Town prior to security deposit release. The accepted maximum tolerance limit from the Grade Slip landscape/final grade elevations is 10 centimeters (4 inches).
4. An inspection of the water and sewer connection to the Town's main services must be arranged with the Operations department 48 hours in advance of the inspection.–Operations are also responsible for ensuring water meters are properly installed and for turning on water at the curb stop. Meters must be obtained through Operations. Call 336-6553 or 646-2029 to arrange.
5. Upon excavation completion, provide the Town a foundation soil bearing investigation and certification by a geotechnical engineer prior to pouring concrete, to confirm that the design bearing pressure is acceptable.
6. A footing elevation certificate prepared by an Alberta Land Surveyor must be submitted to the Town after excavation and footings are formed.

7. Applicant will not discharge or cause to be discharged any storm water or natural water to any sewer except a storm sewer or to a natural outlet approved by the Town. Weeping tile must be installed below all basement footings and must drain to an approved sump as per CSA standards and Alberta Safety Codes. Discharge from the sump pump may be through a garden hose to a surface sprinkler for the summer months. Discharge to a "dry pit" during late fall and winter may be done using a buried line controlled by a two-way valve. Down spouts must be installed on all buildings and discharged a minimum of 1.81 metres (6.0 feet) away from the building. No roof drains will be connected to weeping tiles or municipal sewer systems.
8. Builders must maintain the property in a safe, orderly and tidy appearance to the satisfaction of the Town. No trades or sub-trades shall allow any dirt, sand, gravel, cement or any other material to be deposited on the street. All excess excavated soil is to be disposed of at an approved sanitary or clean fill waste disposal site. There is to be no stockpiling of excess material on Town owned lands.
9. All applications for Plumbing Permits involving the installation of toilets and/or showerheads shall demonstrate on plan drawings the use of low-flow fixtures per the Water and Sewer Bylaw to the satisfaction of the Town. Final Inspection Reports must reflect the use of low-flush toilets and/or showerheads (as applicable), through physical inspection or otherwise, to the satisfaction of the Town.
10. Applicant/Owner is responsible for the delivery of the topsoil to the lot.
11. All trades and sub-trades must possess a Town of Nanton business license.
12. 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.
13. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
14. All requirements of the Westview Sale Agreement dated **March 10, 2024** shall apply to this development including Architectural Design Guidelines Schedule "B".

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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:

[Land and Property Rights Tribunal](#)

Chinook Subdivision and Development Appeal Board, containing reasons, together with a \$220.00 fee payable to the Town of Nanton.

Appeals must be received by the appropriate authority **no later than 4 o'clock, March 11, 2025.**

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.