

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



April 15, 2025

[WWW.NANTON.CA](http://WWW.NANTON.CA)

**Development Application D05-25**

**EMAIL**

Legal: Lot 1 Block 100 Plan 821 1505  
Civic Address: 2801 19 Avenue (new)  
Applicant: TJM Holdings Ltd (o/a Trackside Storage)

Property owner (if different): TOWN OF NANTON (sale pending)  
Land Use District: I-LHT, Industrial, Light District  
Existing Land Use: VACANT

Proposed Development: INDUSTRIAL (MEDIUM) – Self Storage facility including:  
-Two (2) permanent (180 ft x 20 ft each) storage bay buildings (height less than 18 ft)  
-Up to 25 Shipping Containers for storage use – more than two (2) containers per site and front yard area placement requiring variances  
-Fenced yard area – front yard fence height 6 ft. up to 8 ft., including barbed wire, and placed outside of the corner visibility triangle (20 ft.) from the intersection of 28 St and 19 Ave

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:

**Variations Granted:**

1. Rear Yard Setback variance to allow 7m (required minimum is 8m).
2. Number of Shipping Containers allowed on parcel: 25
3. Placement of Shipping Containers are permitted in front yard area as per the approved site plan.

**Standard Conditions:**

1. In accordance with Section 2.25 of the Land Use Bylaw 1389/24, Cash Security in the amount of \$2,500 is required prior to development permit release.
2. Building height shall be a maximum of 5.5m unless otherwise approved by the Development Authority.
3. Buildings, structures, fences and landscaping shall be setback at least 6.0 m from the intersection of two roads, as measured from the curb intersect point or edge of pavement, to maintain corner visibility and as shown on the approved site plan.
4. Shipping Containers to be used for storage purposes only and must adhere to Section 4.21 (f, g). They must be painted the same colour and be kept clean and regularly painted to make them aesthetically pleasing. Shipping containers shall be placed at least 3m from the nearest property line.
5. Use of barbed wire fencing must be 2.4m in height.
6. A minimum of 1.8 m landscaped buffer is required along each public road.
7. Site grading, or other storm water drainage measures as appropriate, is the responsibility of the Applicant to avoid flooding of the subject property or adjacent properties.
8. Completion of Development to occur within 24 months from permit issuance.
9. Development authorized under this Permit is subject to:
  - 9.1. Federal and Provincial law (including but not limited to safety code requirements),
  - 9.2. Other bylaws, statutory plans, and inter-municipal agreements,

- 9.3. Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
- 10. Occupancy of the building(s) for the proposed use shall not occur until such occupancy has been granted by the accredited (safety codes) agency.

**DATE OF DECISION:** April 14, 2025

**NOTICE DATE:** April 15, 2025

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, May 6, 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](http://www.nanton.ca) or at the Town of Nanton office.