

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



September 5, 2025

**WWW.NANTON.CA**

**Development Application D23-25**

☐ **EMAIL**

Applicant: IFAB ENGINEERING PARTNERS  
Owner (if different): THREE CITY HOLDINGS LTD.

In the matter of: INDUSTRIAL (MEDIUM) – a) Additions to existing food processing plant (1,418.5 m2 GFA) including:  
-two storey office addition (452.0 m2)  
-mechanical room addition (590.0 m2)  
b) interior renovations (i.e. locker and lunchroom areas)  
c) enlarged parking area and exterior improvements

Legal: Lot 3 Block 102 Plan 111 0410  
Civic Address: 2301 18 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:

**Variances Granted:** None

**Standard Conditions:**

1. Securities: In accordance with Section 2.25 of the Land Use Bylaw 1389/24, Cash Security in the amount of \$1,500 is required prior to development permit release (Receipt #148468).
2. Completion of Development to occur within 24 months from permit issuance.
3. Maximum Building Height: shall be a maximum of 11m unless otherwise approved by the Development Authority.
4. Grading and Drainage: Site grading and drainage shall be in accordance with the approved Site Grading Plan (Jubilee Engineering Consultants Ltd.) prior to release of security.
5. Landscaping: In accordance with Section 3.20 of Bylaw 1389/24, a minimum of 1.8 m landscaped buffer is required along each public road.
6. Screening: Exterior mechanical equipment, exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view to the satisfaction of the Development Authority.
7. Exterior Lighting: of a site or building shall be located, oriented and shielded so that it does not:
  - 7.1. Illuminate adjacent development,
  - 7.2. Adversely affect the use, enjoyment and privacy of any dwelling and its amenity space, or
  - 7.3. Interfere with traffic safety on public roadways.
8. Servicing: Site servicing shall be completed in accordance with the approved Site Servicing Plan (Jubilee Engineering Consultants Ltd.) prior to release of security. All new connections to the Municipal Utility System must be authorized and inspected by the Manager of Operations or by an Authorized Person in accordance with the Town of Nanton Utility Bylaw 1411/25, as amended. Please note that Utility Bylaw wastewater discharge standards pertain to both existing and proposed development.
9. Entrances and Exits for Vehicles: Please note that 18th Avenue (public roadway) is undeveloped and not open to traffic. No vehicular access shall be constructed within the road right-of-way area unless further written permission has been granted by the Town of Nanton.

10. Private (on-site) Fire Hydrant and fire suppression systems: shall be installed in accordance with all applicable laws, regulations, codes or bylaws and where required by the Town of Nanton and sufficient to safeguard and ensure the safe supply of such services for the developed area.
11. Parking and Loading:
  - 11.1. All off-street parking spaces, loading spaces maneuvering aisles and driveways shall be surfaced within 12 months from the completion of development.
  - 11.2. Parking spaces provided (129), including barrier free spaces (2), shall be maintained on-site as shown on the approved site plan.
  - 11.3. A minimum of one loading space per loading door shall be provided.
12. Development authorized under this Permit is subject to:
  - 12.1. Federal and Provincial law (including but not limited to safety code requirements),
  - 12.2. Other bylaws, statutory plans, and inter-municipal agreements,
  - 12.3. Any of the Town's Infrastructure Master Plans as they pertain to Transportation, Water Sanitary and/or Stormwater Management.
13. 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:** September 5, 2025

**NOTICE DATE:** September 5, 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 [www.alberta.ca/subdivision-appeals](http://www.alberta.ca/subdivision-appeals)

☒ Chinook 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, September 26, 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.