

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



September 8, 2025

WWW.NANTON.CA

Development Application D29-25

☐ **EMAIL**

Applicant: DECIDEDLY FIT
Owner (if different): T.DIXON HOLDINGS INC.

In the matter of: CHANGE OF USE: FROM RETAIL TO RECREATION (INDOOR) (HEALTH AND FITNESS FACILITY)

Legal: LOTS 9,10 BLOCK 4 PLAN 4362I
Civic Address: 1901 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:

Variances Granted: None

Standard Conditions:

1. Safety Codes – all development to comply with the Safety Codes Act and all safety codes regulations. It is the responsibility of the Applicant to obtain and comply with all necessary building, electrical, gas and plumbing permits from Superior Safety Codes Inc., Lethbridge, AB Phone 1-877-320-0734 prior to change of use or occupancy.
2. Completion of development must occur within 12 months from Notice Date.
3. No new Signs may be erected or affixed unless a Development Permit approving the sign(s) has been issued, excluding 'Signs Not Requiring a Development Permit' (LUB s.3.50).
4. Off Street parking spaces to be maintained is 6 (existing non-conforming M-DWT district exemption applies).
5. Historical Resources - the proposed development is situated in an area identified in the Alberta Listing of Historic Resources as having a high potential to contain a historic resource (HRV 3h). The applicant is responsible for obtaining any clearances as may be necessary in accordance with the Historical Resources Act. See [Historical Resources Act approval for a development project | Alberta.ca](#) for more information.
6. No changes are granted under this Development Permit to the exterior of the building except as may be required under any applicable provincial or federal legislation.
7. Compliance with the requirements of this permit does not exempt any person 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.

DATE OF DECISION: September 8, 2025

NOTICE DATE: September 8, 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

☒ 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 29, 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.