

Land Use Bylaw 1389/24
NOTICE OF PROPOSED DEVELOPMENT



September 15, 2025

WWW.NANTON.CA

Development Application #D32-25

☐ **EMAIL**

Legal: BLOCK A PLAN 1968JK
Civic Address: 1210 26 AVENUE

Name of applicant (s): TERRIO

Name of property owner (s) if different than above: 1441345 AB LTD

TYPE OF DEVELOPMENT

An application is being made for a development permit to develop the above-mentioned property as follows:

RENOVATIONS TO EXISTING GAS STATION: Including new pump islands and canopy, requiring setback distance variances

LAND USE DISTRICT: COMMERCIAL, HIGHWAY DISTRICT (C-HWY)

This development application and associated information can be provided upon request, by submitting an email to develop@nanton.ca and quoting the permit number in the subject line or by contacting the Planning & Development Officer. As an adjacent property owner or affected party, you have the right to bring forward any concerns or comments on this proposed development.

If you wish to make a submission, please send your written comments to the Town of Nanton, by emailing develop@nanton.ca, or Box 609, 1907 21 Avenue Nanton, AB, T0L 1R0 (mail or drop off) no later than **12 o'clock noon, September 26, 2025**. If you wish to present your submission during the meeting please contact the Planning and Development Officer by the deadline to pre-register.

Applicable if checked below:

☒ This application will be reviewed at the next **Municipal Planning Commission** meeting. *Please contact the Planning and Development Officer with any questions regarding public accessibility. The meeting is held upstairs at the Tom Hornecker Recreation Centre and is accessible from the South door at the west end of the building.*

MEETING DATE: October 2, 2025 PLACE: Council Chambers (2122 18 St.) TIME: 7:00 PM

Georgina Sharpe
Planning and Development Officer

Copies to (as applicable): applicant, property owner, adjacent landowners, CAO, Operations, Parks and Recreation, Fire Department, Municipal Enforcement, Superior Safety Codes, Alberta Health Services, Alberta Transportation

Complete Application can be reviewed upon request by contacting the Planning and Development Officer.

Any comments received will be available to the public and is subject to the provisions of the Access to Information Act and the Protection of Privacy Act.

NANTON
EST 1903

Setback distance requirement for Gas Station (permitted use) in the C-HWY district:
6.0m for any front, side or rear property line.

Proposed:
4.2m proposed setback for pump island -30%
1.5m proposed setback for canopy -75%

