

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



October 3, 2025

WWW.NANTON.CA

Development Application D32-25

☐ **EMAIL**

Applicant: TERRIO
Owner (if different): 1441345 ALBERTA LTD

In the matter of: Renovations to existing Gas Station – including pump islands and canopy, requiring setback distance variances.

Legal: Block A Plan 1968JK
Civic Address: 1210 26 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:

Land Use Bylaw Variances:

1. Section 4.11 (d) – Variance granted to allow a pump island canopy to project onto the east side yard setback up to 4.5m (15 feet).
2. Section 4.11 (d) – Variance granted to allow the edge of the pump islands to project onto the east yard setback up to 1.8m (6 feet).

Standard Conditions:

1. The minimum number of on-site parking spaces required for this use is 10.
2. All parts of the site to which vehicles have access shall be hard surfaced and drained to the satisfaction of the Development Authority. Applicant to provide a copy of an engineered drainage plan to the Development Officer.
3. The layout shall be so designed that vehicles may be served and bulk fuel may be delivered without any obstruction of the public.
4. No part of a Gas Station building or any pump island shall be within 6.0 m of front, side or rear property lines, unless a variance has been granted by the Development Authority.
5. Above ground fuel storage tanks shall be placed in accordance with the Safety Codes Act and any other applicable regulations.
6. Development to comply with all safety codes regulations. It is the responsibility of the Applicant to obtain and adhere to all necessary safety codes permits from Superior Safety Codes Inc., Lethbridge, AB (1-877-320-0734).
7. Development to comply with the Highways Development and Protection Act and regulations. It is the responsibility of the Applicant to obtain and adhere to all roadside Development Permits as required from Alberta Transportation and Economic Corridors.
8. Development shall be completed within 24 months from permit issuance, unless an extension is granted by the Development Authority.
9. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
10. Compliance with the requirements of the land use bylaw 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: October 2, 2025

NOTICE DATE: October 3, 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, October 24, 2025.**

Georgina Sharpe

Planning and Development Officer WWW.NANTON.CA

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.