

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



March 31, 2026

WWW.NANTON.CA

Development Application D05-26

EMAIL

Applicant: KARSTEN, J.
Owner (if different): VENETIAN INTERIORS LTD

In the matter of: #D05-26 LOWER LEVEL: CHANGE OF USE (762 FT2) FROM VACANT TO DWELLING UNIT (MIXED-USE DEVELOPMENT)

Legal: LOT 20 BLOCK 4 PLAN 4362I
Civic Address: 2122 20 STREET

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:

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. Dwelling Unit shall maintain at grade access that is separate from the access for the commercial premises.
4. A minimum of 4.00m² of private Amenity Area shall be provided for the Dwelling Unit; these areas could include a patio, deck or yard accessible to the dwelling unit, excluding front yard areas.
5. Off Street parking spaces to be maintained is 1 (existing non-conforming M-DWT district exemption applies).
6. 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.
7. No changes are granted under this Development Permit to the exterior of the building, other than signage, except as may be required under any applicable provincial or federal legislation.
8. 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: March 31, 2026

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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, April 21, 2026.**

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.