

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



March 31, 2026

**WWW.NANTON.CA**

**Development Application D06-26**

**EMAIL**

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

In the matter of: ACCESSORY BUILDING: DETACHED GARAGE (67m<sup>2</sup>) REQUIRING SETBACK  
VARIANCES TO E-SIDE AND REAR P/L (LESS THAN 25%)

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:

**Variance granted:**

1. Side yard setback requirement of 1.2m varied to allow 1.0m on east side (a variance of 17%)
2. Rear yard setback requirement of 1.2m varied to allow 1.0m (a variance of 17%)

**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 use or occupancy.
2. Completion of development must occur within 12 months from Notice Date.
3. Lot Grades – site grading, or other drainage measures as appropriate, is the responsibility of the Applicant or Owner. Storm water shall not be diverted onto adjacent properties nor create a situation that may cause flooding or poor site drainage on or off the property. The construction of a retaining wall shall be constructed if significant differences in grades exist or will exist between the parcel to be developed and adjacent properties. Any retaining wall proposed over 1.0 m in height must be approved by the Safety Codes Officer.
4. 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.
5. 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](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, 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](http://www.nanton.ca) or at the Town of Nanton office.