

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



May 4, 2026

**WWW.NANTON.CA**

**Development Application D12-26**

**EMAIL**

Applicant: ISBISTER  
Owner (if different):

**In the matter of:** CONSTRUCTION OF NEW ACCESSORY BUILDING – 30 ft x 30 ft detached garage less than 18 ft in height

Legal: LOT 3 BLOCK 79 PLAN 001 2718  
Civic Address: 2120 29 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:**

1. Section 3.30 a) Accessory Buildings and Structures. Rear yard setback required is 1.2m (4 ft). Variance granted to allow setback of 1.0m (less than 25%).

**Standard Conditions:**

1. **Prior to permit release a Security Deposit of \$500** (receipt acknowledged) to be retained by the Town. No interest shall be paid on the deposit. The deposit will be held until such time as construction of the development is completed in accordance with all applicable building permits, development permits, grade slips, development agreements, by-laws, regulations, building and safety codes, and restrictions affecting the lands and the development. Applicant is responsible for the repair costs for any damages to Town infrastructure. Town infrastructure may include, but is not limited to, roads, sidewalks, curbs, public or private utilities and damages to town property.
2. Property shall be maintained in an orderly and tidy appearance to the satisfaction of the Town. No trades or sub-trades shall allow any dirt, sand, gravel, cement or any other material to be deposited on the street or alleyway. There is to be no stockpiling of excess material on Town owned lands. All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.
3. The development shall be completed in its entirety **by June 30, 2027**, in accordance with the approved plans, conditions and development agreements; any changes or revisions to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority.
4. The Applicant shall not divert storm water onto adjacent properties nor create a situation that may cause flooding of other lands. Site grading, or other drainage measures as appropriate, is the responsibility of the Applicant in accordance with the approved plans.

5. Compliance with the requirements of this bylaw does not exempt any person undertaking a development 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.
6. Development to comply with the Safety Codes Act and 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. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

**DATE OF DECISION:** May 4, 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, May 25, 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.