

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



June 9, 2026

**WWW.NANTON.CA**

**Development Application D16-26**

**EMAIL**

Applicant: BASSETT, S.  
Owner (if different):

**In the matter of: Secondary Suite (External) – up to 55m2 on screw piles**

**Legal: LOT 14 and SW1/2 LOT 15 BLOCK 8 PLAN 959J**  
**Civic Address: 2214 23 ST (ALSO 2212 23 ST)**

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. Security Deposit in the amount of \$500 is required prior to permit release. The security either in part or as a whole shall be returned to the security provider upon inspection of the completed development by the Development Authority and depending on whether deficiencies have been identified.
2. Legal consolidation of Lot 14 and the SW1/2 Lot 15 onto one certificate of title shall occur prior to security release.
3. In developing a Secondary Suite (External), the owner shall comply with all relevant requirements of the National Building Code - Alberta Edition. The issuance of a Development Permit does not relieve the applicant of the requirement to comply with the National Building Code - Alberta Edition.
4. A minimum of one (1) off-street parking space(s) shall be provided for the exclusive use of the Secondary Suite (External). If parking space is provided in the required front yard, a minimum of 30% of the front yard must remain as landscaped area.
5. All portions of the front yard, not covered by a building, structure, parking stall or driveway, shall be landscaped and maintained to the satisfaction of the Development Authority.
6. A Secondary Suite (External) must have full utility services through service connections from the principal residence.
7. The existing shed (2.5m x 3.6m) shall be moved 1.2m from rear and side property lines to comply with current setback requirements (LUB Section 3.30).
8. Development shall be completed within 12 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.

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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, June 30, 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.