

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



August 12, 2026

WWW.NANTON.CA

Development Application D23-26

☐ **EMAIL**

Applicant: BLOSSER, E.
Owner (if different):

In the matter of: Secondary Suite (External) – 704 ft² (65m²).
Includes demolition of existing detached garage.

Legal: Lot 20, Block 14, Plan 2325P
Civic Address: 2402 21 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. 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. 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.
3. A minimum of one (1) off-street parking space(s) shall be provided for the exclusive use of the Secondary Suite (External).
4. A Secondary Suite (External) must have full utility services through service connections from the principal residence. Solar panels and ground loop heat pumps installation and operation must comply with all applicable regulations and requirements.
5. The existing garage (3.75m x 6.80m) shall be removed or demolished in accordance with Section 4.8 of Bylaw 1389/24 and all safety codes requirements.
6. Development shall be completed within 12 months from permit issuance, unless an extension is granted by the Development Authority.
7. Historical Resource Value of the property is "HRV 1h" and may require that any proposed activity that is likely to threaten the integrity of a historic resource be preceded by a Historic Resources Impact Assessment. Applicant must contact the Alberta Historic Resources Management Branch for information regarding the submission of a Historic Resource Application and adhere to the Historical Resources Act as required.
8. 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.
9. 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: August 11, 2026

NOTICE DATE: August 12, 2026

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, September 2, 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.