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

October 30, 2026

WWW.NANTON.CA

Development Application D31-26 ☐ **EMAIL**

Applicant: BATBAYAR
Owner (if different):

In the matter of: Industrial (medium) use – processing and packaging facility for organic mushroom products (no Greenhouse, Market Garden or Intensive Horticultural Operations)

Legal: LOT 3 BLOCK 120 PLAN 081 1102
Civic Address: 2409 19 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:
Standard Conditions:

1. Modular structure placement to adhere to the **approved site plan**, and maintaining minimum setback distances as per the following:
   a. Front Yard 8m, Side Yards 7.5m and Rear Yard 8m.
   b. Perimeter fencing shall be constructed to protect property and to identify side and rear yard property boundaries to a maximum of 2.4 m in height.

2. Access, Parking and Loading areas shall be gravelled and maintained by the Applicant and shall be designed so that it:
   a. Is reasonably accessible to the vehicles for which it is intended,
   b. Provides safe and efficient vehicle circulation,
   c. Has an aesthetically pleasing appearance from public roadways,
   d. Permits adequate drainage, snow removal, and maintenance.

3. All modular structures to be kept clean and painted a consistent exterior neutral colour and shall have no exterior markings, unless shown on the approved plans, or as approved by the Development Authority.

4. Applicant to obtain and adhere to all applicable Safety Code requirements and permits. Please contact Superior Safety Codes Inc. 1-877-320-0734 (www.superiorsafetycodes.com) for permit requirements.

5. An inspection of the water and sewer connection to the Town's main services must be arranged with the Operations department 48 hours in advance of the inspection. Operations are also responsible for ensuring water meters are properly installed and for turning on water at the curb stop. Meters must be obtained through Operations. Call 336-6553 or 646-2029 to arrange.

6. Storm water shall not be diverted 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, and shall be consistent with the grading plan as submitted.

7. Proposed use shall not generate any detrimental impact, potential health or safety hazard or nuisance beyond the boundaries of the development site.

8. Development shall be completed within 9 months (August 1, 2027) from permit issuance, unless an extension is granted by the Development Authority.

9. 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.

10. 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: October 30, 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, November 20, 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.