

Land Use By-law No. 1246/13
NOTICE OF DECISION



October 23, 2018

WEBSITE

Development Applications D38-18

EMAIL

In the matter of: 396 sq. ft. (18 ft. x 22 ft.) detached accessory building (garage) addition – with setback and lot coverage variances

Legal: Lot 13 Block 53 Plan 761 1033
Civic Address: 2310 26 Street

Name of applicant (s): G&JD Construction Ltd.

Name of property owner (s) if different than above: Blackwell

THE ABOVE NOTED APPLICATION WAS **APPROVED** SUBJECT TO THE FOLLOWING:

The Municipal Planning Commission exercises its minor variance powers with respect to non-conforming buildings pursuant to Section 643(5)(c) of the Act to allow for enlargement and structural alteration of a non-conforming accessory building.

Land Use Bylaw 1246/13 Variances granted:

- 1) Side yard setback – Schedule 3 Section 3 Table 3.3.1 minimum setback is 1.5m (5 ft.). Approved 0.98m (3.2 ft.).
- 2) Coverage variance – Schedule 3 Section 4 Table 3.4.1 maximum site coverage for accessory building is 15% to a maximum of 75m² (807 sq. ft.). Approved 15% or 109m² (1176 sq. ft.).

STANDARD CONDITIONS

1. The Applicant is responsible for notifying Alberta One Call (1-800-242-3447) to identify the location of any utilities that may conflict with the proposed construction. If conflicts arise, the Applicant is responsible for resolving those conflicts with the utility provider.
2. No accessory building shall be used for human habitation.
3. The accessory building shall take into consideration the design and character of the existing neighbourhood.
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. Developer to obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.
7. Removal of 2.52m x 3.67m shed as per plans submitted to occur prior to security deposit release.
8. No additional accessory buildings allowed on site without Development Authority approval.

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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 Secretary, Subdivision and Development Appeal Board, containing reasons, together with a \$200.00 fee payable to the Town of Nanton, **no later than 4 o'clock, November 13, 2018.**

Georgina Sharpe
Planning and Development Officer

Complete Application(s) can be viewed at the Town of Nanton Office. Land Use Bylaw 1246/13 can be viewed at www.nanton.ca Our Community>Planning & Development or at the Town of Nanton office.