



“The Best in the West by a Damsite”

Chief Administrative Office
502 - 2nd Avenue
P.O. BOX 299
BASSANO, ALBERTA T0J 0B0

PHONE: 403-641-3788
FAX: 403-641-2585
www.bassano.ca

**NOTICE OF DECISION
regarding
a Home Occupation 2
Plan 3158AB; Block 14; Lot 18-19**

The Development Authority has **APPROVED** the following application:

File:	Development Permit TOB-D-08-20
Description of Development:	Home Occupation 2
Land Use Designation:	Residential (R1)
Publication Date:	August 5, 2020

Reason for Approval:

In making this decision, the Development Authority has determined the proposed development to be suitable at this location in accordance with Land Use Bylaw 845/13 as amended.

Conditions of the Development

To allow for a Home Occupation 2 per the Development Permit Application, narrative and site plan received on July 23, 2020 and parking plan received on July 27, 2020.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application and site plan received on July 23, 2020 and the parking plan received on July 27, 2020. Any changes to the approved drawings require the written approval of the Development Officer.
2. The proposed development shall conform with all Federal, Provincial and Municipal statutes, regulations, codes and standards except as waived in writing by the appropriate authority.
3. Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
4. A civic address must be affixed to the front of the property in accordance with Fire Bylaw 885/19.
5. That the Home Occupation shall be subordinate to the principal residential use of the dwelling and shall not change the external appearance of character of the dwelling. There shall be no business activities associated with the home occupation conducted on the lot outside the dwelling.
6. The Home Occupation shall be permitted at the site, if the business expands considerably and causes negative adverse effects on neighboring properties in the future due to business growth, the business may be required to relocate within the non-residential district.
7. The business operator shall be a full-time resident of the dwelling.
8. Only one Home Occupation is permitted on the site per the application.
9. Parking is approved per the site plan dated July 27, 2020 with three stalls are the rear of the property.
10. The development permit for the use is only valid for the period of time the property is occupied by the applicant for such approved use and is not transferable to another location or another person.

If you feel you have been adversely affected by this application, you may file an appeal to the Subdivision and Development Appeal Board. To do so, you are required to submit your reasons for the appeal, in writing, and an appeal fee of \$300.00 within 21 days to the following:

**The Secretary
Subdivision & Development Appeal board
P.O. Box 299
Bassano, AB
T0J 0B0**

Despite the issuance of a development permit, no development is authorized to commence until the appeal period has expired. Development shall not commence until at least 21 days from the date of the notice being publicized being August 26, 2020. If an appeal is made, no development is authorized until the outcome of the appeal is determined.

If you have questions about this application, please contact the Town of Bassano.

Sincerely,



Amanda Davis, MBA
CAO