



“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
Auto Sales and Service
Plan 001 0191; Block 29; Lot 3**

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

File:	Development Permit TOB-D-10-20
Description of Development:	Auto Sales and Service
Land Use Designation:	Industrial Commercial (IC)
Publication Date:	August 25, 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 an Auto Sales & Service business per the Development Permit Application received on July 28, 2020 and the narrative and site plan received on August 5, 2020 with the following conditions:

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on July 28, 2020 and the narrative and site plan received on August 5, 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 and side of the property in accordance with Fire Bylaw 885/19.
5. Outdoor storage shall not be permitted at the site. An accumulation of vehicles, equipment, or products are not permitted at the location.
6. Landscaping of crushed rock is acceptable around the property. The property must be maintained and free of weeds and other noxious vegetation.
7. That the existing sign is repaired to include an upper sign that meets the terms of the Land Use Bylaw. Or, that the sign stand is modified to remove the vacancy.
8. A business license must be obtained from the Town of Bassano.
9. The disposal of fluids must be done in accordance with provincial and federal guidelines. Proper storage of fluids must be provided on site to prevent any potential site contamination or fire hazard.
10. The disposal of any fluids except water and wastewater is not permitted in the municipal infrastructure.
11. If a sump drain exists at the premise or is installed, a screening system must be installed at the discharge point to catch any solids from entering the sanitary mainline.

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 September 15, 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