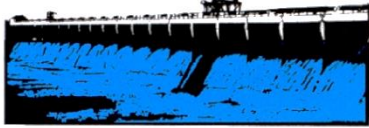




“The Best in the West by a Damsite”



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
Restaurant and Landing Pad
Plan 3872T; Block 4; Lots 1-4**

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

File:	Development Permit TOB-D-11-20
Description of Development:	Restaurant and landing pad.
Land Use Designation:	Commercial (C1)
Publication Date:	August 19, 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 the use of a 1,580 square foot restaurant and 165 square foot landing pad per the Development Permit Application, narrative and site plan received on August 12, 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 August 12, 2020 for the restaurant and parking stalls. Any changes to the approved drawings require the written approval of the Development Officer.
2. Off-street parking spaces adjacent to the road Right-of-way shall be provided with pumper blocks, curbing or other similar protective feature to ensure public safety and to prevent vehicle overhang.
3. The applicant shall provide construction details regarding the landing pad for approval by the Development Officer prior to any demolition or construction.
4. 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.
5. 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.
6. A civic address must be affixed to the front of the property in accordance with Fire Bylaw 885/19.
7. Plan 3872T, Block 4, Lots 1-4 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. All grass must be trimmed, and weeds sprayed and removed on a regular basis.
8. A business license must be obtained at the Town Office.
9. The applicant must complete an Alberta One Call before any excavation occurs.

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 8, 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