



“The Best in the West by a Damsite”

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**NOTICE OF DECISION
regarding
Cannabis Production Facility
Plan 041 1235, Block 50, Lots 1-2**

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

File:	Development Permit TOB-D-12-20
Description of Development:	Change of use application from a weld shop to cannabis production facility – discretionary use development.
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 the change of use for a cannabis production facility per the Development Permit Application dated October 29, 2019 and site plans/narrative dated November 15, 2019. Development Permit TOB-D-21-19 is rescinded.

Variances

1. A variance is granted to Section 13.7, Schedule 7 of the Town of Bassano Land Use Bylaw, allowing a reduction in the 75-metre setback from the Cannabis Production Facility and the Residential and Parks and Recreation Districts.
2. A variance is granted to Section 6.1, Schedule 7 of the Town of Bassano Land Use Bylaw, allowing a chain link perimeter fence with barbed wire not to exceed 7 feet in height.
3. A partial variance is granted to Section 5.2, Schedule 7 of the Town of Bassano Land Use Bylaw, eliminating the requirement for a 3-meter-wide landscaping strip along 1st Street only. Landscaping along the 1st Avenue frontage is required as stipulated in condition number two (2).

Conditions

1. The development must be completed in accordance with the application dated October 29, 2019 and Change of Use Narrative with site plans dated November 15, 2019 =, subject to the additional requirement for landscaping as stipulated in condition number two (2).
2. A minimum 3.0-meter-wide landscaped strip shall be provided along the entire frontage of 1st Avenue in accordance with Section 5.2, Schedule 7 of the Land Use Bylaw. Landscaping shall be in accordance with Section 5.8, Schedule 7 of the Land Use Bylaw, and must include shrubs and/or trees as a screen, which may be located on the inside of the chain link perimeter security fence or within the boulevard, as may be

approved by the municipality. The developer shall submit a landscaping plan for municipal approval prior to commencement of landscaping.

3. The chain link perimeter security fence with barbed wire must be installed in accordance with the site plan with defined driveways and access points. The total height of the security fence, including barbed wire. Shall not exceed 7 feet. In accordance with Section 6.2, Schedule 7 of the Land Use Bylaw, the use of barbed wire below a height of 6 feet is not permitted.
4. The developer is responsive to obtain all discipline permits.
5. The developer must provide the municipality with a copy of a current license for all activities associated with the medical cannabis production issued by Health Canada once the developer receives the license.
6. The developer must provide the municipality with copies of all permits, authorization, consent or licenses that may be required to ensure compliance with applicable federal, provincial, or other legislation within 72-hours of receiving a request from the municipality or its delegated representatives.
7. The development must be done in a manner where all processes and function are fully enclosed in the primary stand-alone building.
8. Outdoor storage of materials or supplies is not permitted onsite.
9. The incineration of cannabis or plant material is not permitted onsite without development approval from the Municipal Planning Commission. A waste management plan may be required for incineration of cannabis or plant related materials.
10. Retail sales are not permitted onsite.
11. The development must maintain an active business license with the Town of Bassano.
12. Any contractors working onsite must obtain a business license before commencing construction or development.
13. Any signage related to the Cannabis Production Facility is subject to approval by the Development Authority, as well as the sign regulations outlined in the Land Use Bylaw.
14. The Cannabis Production Facility and the weld shop are not permitted to operate at the same time and the "Change of Use" permit takes precedence over the weld shop. The weld shop shall cease operations prior to the start of the Cannabis Production Facility operation.
15. The "Change of Use" may be withdrawn or cancelled by written notice prior to the new use coming into effect.

Further, effective immediately, the property must be maintained and free of weeds and other noxious vegetation.

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,

A handwritten signature in black ink, appearing to read "Amanda".

Amanda Davis, MBA
CAO