



“The Best in the West by a Damsite”



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

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NOTICE OF DECISION
regarding
Tire Shop/Transportation Dispatch Depot/Outdoor Storage
Plan 201 1468; Block 31; Lot 10

The Development Authority has APPROVED the following application:

Table with 2 columns: Field (File, Description of Development, Land Use Designation, Publication Date) and Value (Development Permit TOB-D-14-20, Tire Shop/Transportation Depot/Outdoor Storage, Industrial Commercial (IC), October 28, 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 from a vacant building/yard to a tire shop/transportation depot/outdoor storage per the Development Permit Application, narrative and site plan received on October 5, 2020.

Variances

- 1. That the front yard setback is relaxed from 25 feet to 9.9 feet for the existing building.
2. That the side yard setback is relaxed from 20 feet to 4 feet for the existing building.

Conditions

- 1. 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.
2. 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.
3. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 885/19.
4. The development shall allow for a tire shop; transportation dispatch depot; and outdoor storage.
5. Parking: Parking shall not be permitted on the boulevard.
6. Landscaping: The applicant is required to enhance the landscape plan to include a variety of approved materials (e.g. ground cover, feature rocks, or vegetation) in accordance with Schedule 8, Section 3 of the Land Use Bylaw.
7. Outdoor Storage, Fencing and Screening: the applicant shall install fence screening along the entire area adjacent to the residential district.

provides appropriate screening of the commercial/industrial activities. The outdoor storage of equipment and business-related items shall be kept tidy and in order.

8. Mitigation of Impacts from Noise, Odor, Vibration and Air Quality: the development authority shall not require a mitigation plan at this time. This may be subject to change based on long-term business operations. The applicant shall respect noise requirements as stated in the Town's Community Standards Bylaw 878/18 which is subject to change.
9. The east man door facing 2nd Avenue shall be painted to improve building aesthetics.
10. A business license must be obtained from the Town of Bassano.
11. 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.
12. The disposal of any fluids except water and wastewater is not permitted in the municipal infrastructure.
13. 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 \$600.00 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 **November 17, 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