



“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
Side Yard Setback Variance
Plan 4437AD; Block 8; Lots 33-35**

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

File:	Development Permit TOB-D-02-21
Description of Development:	Setback variance from principal building to side yard.
Land Use Designation:	Residential (R1)
Publication Date:	February 9, 2021

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 setback variance between the principle building and the west side yard from 5-feet to 3.27-feet per the Development Permit Application, narrative and site plan received on January 11, 2021.

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 rear of the property in accordance with Fire Bylaw 885/19.

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 March 1, 2021. 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