



“The Best in the West by a Damsite”



Chief Administrative Office
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**NOTICE OF DECISION
regarding
Change of Use: Cannabis Production Facility
Plan 991 2096; Block 34; Lot 5**

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

File:	Development Permit TOB-D-03-21
Description of Development:	Change of use from a truck shop to a cannabis production facility.
Land Use Designation:	Industrial Commercial (IC)
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 change of use from a truck shop to a cannabis production facility per the Development Permit Application, narrative, and site plan received on February 1, 2021 with the following variance and conditions:

Variance

1. Schedule 7, Section 6 – Fencing – that a 6-foot chain link fence is permitted in the front yard.

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 February 1, 2021.
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. Plan 991 2096; Block 34, Lot 5 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. Weeds sprayed and removed on a regular basis where applicable.
5. Schedule 7, Section 13; 13.1 and 13.2 – Health Canada Approval and Licensing – that the applicant has 12-months from receipt of the notice of authorization to commence development to provide the Town with an approved copy of its Health Canada License. An extension may be granted if necessary, pending any Health Canada delays. If the applicant chooses to sell to AGLC, it must provide a copy of the Sales Amending license to the Town for record retention.

6. Schedule 7, Section 13; 13.3 and 13.5 – That all processes and functions remain fully enclosed in the primary building with the exception of composting which will be performed in the adjacent sea can.
7. Schedule 7, Section 13; 13.4 – Only cannabis production is permitted no other use shall be combined at the location.
8. Schedule 7, Section 13; 13.5 – should excessive odor omit from the building due to system failure or any insufficient air-filtration processes; the applicant will be required to rectify the situation immediately. Without doing so could result in the issuance of a Stop Order.
9. Schedule 7, Section 13; 13.8 – any change to the waste management process requires an application to the Municipal Planning Commission. Incineration is not permitted at the site without approval.
10. Schedule 7, Section 6 – Fencing - To improve site security, three rows of barbed wire shall be installed along the top for of the 6-foot chain link fence.
11. Schedule 5, Section 14 – Shipping Containers – that two permanent shipping containers (sea cans) are permitted at the site. Prior to the placement of the shipping containers, the applicant must provide photo images of them to the development officer for approval to ensure they meet the Town's aesthetic standards.
12. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
13. In operating a business at the location, an active license shall be maintained.

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,



Amanda Davis, MBA
CAO