



“The Best in the West by a Damsite”

Chief Administrative Office
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**NOTICE OF DECISION
regarding
demolition of approx. 850 sq' SFD
Plan 4437AD; Block 8; Lots 16-19**

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

File:	Development Permit TOB-D-04-21D
Description of Development:	Demolition of 850sq' single family dwelling
Land Use Designation:	Residential (R1)
Publication Date:	n/a

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 demolition of a 850 square foot single family dwelling per the Development Permit Application, narrative and site plan received on March 8, 2021.

Conditions

1. That the demolition proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application and site plan received on March 8, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. The applicant must arrange onsite consultation with the Public Works Supervisor, Lonnie Raymond a minimum of 48 hours prior to the demolition and removal of the commercial building. The applicant is responsible to disconnect and cap municipal services at the property line to meet the standards and expectations of the municipality.
3. The applicant must complete an Alberta One Call before any excavation occurs.
4. A 6' security fence must be installed around the perimeter of the property during the demolition for public safety. Open excavation signs must be installed on the security fence.
5. Any damage caused to municipal property shall be repaired at the applicants' expense. This includes but is not limited sidewalks, curb, gutter, roads, and alley ways.
6. The applicant is responsible to ensure all services are disconnected prior to any demolition.
7. The excavation must be filled and graded according to the grading plan submitted.
8. The proposed demolition shall conform with all Federal, Provincial and Municipal statutes, regulations, codes and standards except as waived in writing by the appropriate authority.
9. Any future development must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
10. A civic address must be affixed to the security fence in accordance with Fire Bylaw 885/19.
11. In accordance with Community Standards Bylaw 878-18 construction/demolition noise shall not occur between 11:00 p.m. and 7:00 a.m.

12. Plan 4437AD; Block 8, Lots 16-19 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.

If you have questions about this application, please contact the Town of Bassano.

Sincerely,

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

Amanda Davis, MBA
CAO