



“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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FAX: 403-641-2585
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**NOTICE OF DECISION
regarding
24' x 32' Accessory Building Expansion
Plan 4437AD; Block X**

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

File:	Development Permit TOB-D-05-21
Description of Development:	24' x 32' Accessory Building Expansion
Land Use Designation:	Parks and Recreation (PR)
Publication Date:	April 13, 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 24' x 32' accessory building expansion with Development Permit Application, narrative, and site plan received on March 29, 2021 with the following conditions:

Variance

1. Reduce the secondary side yard setback from 12.5 feet to zero feet.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on March 29, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. That the driveway on the east side of the Stop sign is decommissioned and closed immediately as this is a public safety hazard. A structure such as a post and rail fence, barricade or marker must be installed to any use or access.
3. 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.
4. 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.
5. The applicant must complete an Alberta One Call before any excavation occurs.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.

7. Plan 4437AD; Block X must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

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 May 4, 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