



“The Best in the West by a Damsite”



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

PHONE: 403-641-3788
FAX: 403-641-2585
www.bassano.ca

NOTICE OF DECISION
regarding
Change of Use from Religious Facility to a Child Care Facility
Plan 771 1039; Block 1; Lot 1 and Plan 771 1039, Block 1, Lot 2

The Development Authority has APPROVED the following application:

Table with 2 columns: Field Name and Value. Fields include File, Description of Development, Land Use Designation, and Publication Date.

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 religious facility to a child care facility per the Development Permit Application, narrative, and site plan received on April 6, 2021 at on Plan 771 1039; Block 1; Lot 1 and Plan 771 1039; Block 1; Lot 2 with the following conditions:

Variances

- 1. Lot 1 – that a fence may be installed around the perimeter of the Playground 1 area not to exceed 6-feet in height on all four sides.

Conditions

- 1. That the development proceeds as specified within the site plan, documents, and drawings submitted in the Development Permit Application received on April 6, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. That the lots be consolidated onto one title within 12-months from the date of permit issuance.
3. That barriers are installed along the 2nd Avenue to prevent any traffic from extending the parking lot access.
4. beyond the defined entry point as outlined on the site plan to ensure public safety.
5. That 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.
6. 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.
7. The applicant must complete an Alberta One Call before any excavation occurs.

8. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
9. Plan 771 1039; Block 1; Lot 1 and Plan 771 1039; Block 1; Lot 2 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
10. That if a sign is to be installed at the site, that a development permit is obtained where applicable.
11. In operating a business at the location, an active license shall be maintained.

Please be advised, the Development Authority received and approved a revised site plan on April 13, 2021 to increase the front yard setback for the fence addressed in Variance 1. The fence will be constructed 15-feet back from the property line with a height of 6-feet around Playground 1. The original site plan as approved on April 12, 2021 by the Development Authority allowed for a front yard setback of 5-feet from the property line with a fence height of 6-feet.

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