



“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  
demolition of approx. 3,750 square foot building fire debris  
Plan 3872T; Block 3; Lot 6**

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

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File:	Development Permit TOB-D-19-21D
Description of Development:	Demolition of 3,750 square foot building fire debris.
Land Use Designation:	Commercial (C1)
Publication Date:	September 17, 2021

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**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 and site remediation of a 3,750 square foot lot with commercial building debris, destroyed by a fire per the Development Permit Application, narrative and site plan received on September 17, 2021.

**Conditions**

1. That the demolition proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on September 17, 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 debris. The applicant is responsible to disconnect and cap municipal services at the property line to meet the standards and expectations of the municipality. The water and sewer services must be decommissioned 6 inches below surface grade and pinned for future identification.
3. The applicant must complete an Alberta One Call before any excavation occurs.
4. The applicant is responsible to ensure all services are disconnected prior to any demolition.
5. A 6' security fence must be installed around the perimeter of the property during the demolition for public safety. Barrier tarps and excavation signs must be installed on the security fence.
6. Any damage caused to municipal property shall be repaired at the applicants' expense. This includes but is not limited to sidewalks, curb, gutter, roads, and alley ways.

7. To prevent damage to the municipal sidewalk, shoring is required. The building foundation wall shall be assessed by the Town of Bassano's public works supervisor to verify the suitability. If the building wall is suitable once exposed, it shall remain in-place to prevent any damage to municipal infrastructure. If it is determined that the building wall is not suitable once exposed, the contractor shall be required to provide an alternate shoring system that meets the standards of the municipality.
8. Hauling of demolition materials shall be down the back alley.
9. Dust shall be managed at the site by the contractor. The site shall be watered down to prevent dust and debris from disturbing the surrounding environment.
10. The excavation site must be filled with clean suitable material and graded for positive drainage towards the municipal stormwater system. The site must be finished with topsoil and grass seeded.
11. 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.
12. Any future development must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
13. A civic address must be affixed to the security fence in accordance with Fire Bylaw 885/19.
14. In accordance with Community Standards Bylaw 920/21 construction/demolition noise shall not occur between 11:00 p.m. and 7:00 a.m.
15. Plan 3872T; Block 3, Lot 6 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.
16. All contractors and subcontractors are required to obtain a business license to operate in the Town of Bassano.

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

Sincerely,



Amanda Davis, MBA  
CAO