



“The Best in the West by a Damsite”

Chief Administrative Office
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P.O. BOX 299
BASSANO, ALBERTA T0J 0B0

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**NOTICE OF DECISION
regarding
Existing 12' x 18' Enclosed Deck and Front Yard Setback Variance
Plan 4437AD; Block 24, Lots 13-14**

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

File:	Development Permit TOB-D-14-21
Description of Development:	Existing 12' x 18' enclosed deck and front yard setback variance
Land Use Designation:	Residential (R1)
Publication Date:	July 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 an 12' x 18' enclosed deck in accordance with the Development Permit Application, narrative, and site plan received on June 24, 2021 with the following variances and conditions:

Variance

1. To allow for a minimum front yard setback of 17 feet.

Conditions

2. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on June 24, 2021 with the understanding that the enclosed deck is already constructed and that the applicant is responsible to ensure it meets building code. Any changes to the approved drawings require the written approval of the Development Officer.
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. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
6. Plan 4437AD; Block 24, Lots 13-14 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

7. The applicant must complete an Alberta One Call before any excavation occurs.

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 August 2, 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