



“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
Existing buildings secondary front and side yard setback variance
Plan 4437AD, Block 28, Lots 21-23

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 secondary front yard and side yard setback variances in accordance with the Development Permit Application, narrative, and site plan received on August 12, 2021 with the following conditions:

Variance

- 1. To allow for a minimum secondary front yard setback of 9.28 feet for the principal building.
2. To allow for a minimum side yard setback of 3.67 feet from the principal building.
3. To allow for a minimum secondary front yard setback of 7.38 feet for the 10' x 12' existing portable shed.

Conditions

- 1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on August 12, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. 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.
3. 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.
4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 4437AD; Block 28, Lots 21-23 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 October 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,

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

Amanda Davis, MBA  
CAO