



“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
Outdoor Storage Yard
Plan 041 1235, Block 20, Lot 8

The Development Authority has APPROVED the following application:

Table with 2 columns: Field Name (File, Description of Development, Land Use Designation, Publication Date) and Value (Development Permit TOB-D-21-21, Outdoor Storage Yard, Industrial Commercial (IC), October 4, 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 Outdoor Storage Yard in accordance with the Development Permit Application and narrative received on September 27, 2021 with the following conditions:

Variance

- 1. To allow for a chain link security fence height variance from 3 feet to 6 feet in the front yard.

Conditions

- 2. That the development proceeds as specified with the documents submitted in the Development Permit Application received on September 27, 2021. And that, prior to commencing development at the site, the applicant shall provide the development authority with a detailed site plan for the layout of equipment as the site was not accessible due to the water tower demolition when the application was received.
3. Any changes to approved drawings requires the written approval of the Development Officer.
4. 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.
5. 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.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
7. Plan 041 1235; Block 20; Lot 8 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
8. An active business license must be maintained with the Town of Bassano.
9. Landscaping – the site shall be fully graveled with site grading and drainage to 1st Avenue. The property shall be maintained free of weeds.

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 24, 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