



“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
Mixed Use (Upper Residential Apartment with Main Floor Minor Retail)
Plan 3872T, Block 6, Lot pt. 11**

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

File:	Development Permit TOB-D-01-22
Description of Development:	Mixed Use (Upper Residential Apartment with Main Floor Minor Retail)
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	January 4, 2022

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 921/21.

Conditions of the Development

To allow for a mixed-use development with an upper residential apartment with main floor minor retail in accordance with the Development Permit Application and narrative received on December 22, 2021 with the following conditions:

Conditions

1. That the development proceeds as specified with the documents submitted in the Development Permit Application received on December 22, 2021.
2. Any changes to approved drawings or development matters requires 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's Land Use Bylaw which is subject to change from time to time.
5. A civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 885/19.
6. Plan 3872T; Block 6; Lot pt. 11 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
7. An active business license must be maintained with the Town of Bassano.
8. Residential living and residential activities are not permitted on the main floor within the retail area to maintain curbside business appeal.
9. Outdoor storage is not permitted at the site without an approved development permit.
10. Parking shall be in accordance with submitted Parking Plan B with four (4) stalls accessed from the rear of the property from the back alley. Customer parking shall be marked accordingly.

11. Landscaping shall confirm to the outline shown on Parking Plan B. Trees and scrubs shall be maintained to prevent the encroachment over municipal property and to maintain the esthetics of the Main Street Commercial district.
12. Design and orientation of the building – the exterior of the building shall be white with black trim. The former business sign “Rustic Emporium” shall be removed as well as the LCP sign on the east side of the building.
13. Landscaping – the site shall be fully graveled with site grading and drainage to 1st Avenue. The property shall be maintained free of weeds.
14. An outdoor fire pit is not permitted without a fire permit in accordance with Fire Bylaw 885/19.

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 January 25, 2022. 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