



“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
Minor Retail with Specialty Manufacturing
Plan 3872T, Block 7, Lot pt. 1 and 2**

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

File:	Development Permit TOB-D-02-22
Description of Development:	Minor Retail with Specialty Manufacturing
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	February 9, 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 minor retail with specialty manufacturing in accordance with the Development Permit Application and narrative received on February 7, 2022 with the following conditions:

Conditions

1. That the development proceeds as specified with the documents submitted in the Development Permit Application received on February 7, 2022.
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 and side of the property in accordance with Fire Bylaw 885/19.
6. Plan 3872T; Block 7; Lot pt. 1 and 2 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. During the construction period, the site must be secured of there is access to the building or if construction/demolition material is outside the building for public safety. The area may be enclosed with a temporary panelized security fence.
9. Outdoor storage is not permitted at the site without an approved development permit.
10. Parking shall be in accordance with submitted angle parking diagram with three (3) stalls accessed from the side of the property with excess parking at the rear of the property from the back alley. Customer parking shall be marked accordingly.
11. Landscaping shall conform to the site plan with manicured grass, and flower planters to maintain curb appeal.

12. Design and orientation of the building – the exterior of the building shall be consistent with the site plan (re, black, and white).
13. The sign permit must be obtained prior to the installation of any building signage in accordance with Bylaw 921/21.
14. An outdoor fire pit is not permitted without a fire permit in accordance with Fire Bylaw 885/19.
15. The development permit is valid for 12-months from the date in which the notification to commence development is provided.
16. Any fence shall be on or within the property line.
17. If utility upgrades are required at the location, the cost to complete the upgrades are the responsibility of the developer and they must meet the municipal standards.

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 March 1, 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