



“The Best in the West by a Damsite”



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**NOTICE OF DECISION
regarding
demolition of mobile trailer (Unit 11)
Plan 2016BA; Block 33**

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

File:	Development Permit TOB-D-03-22D
Description of Development:	Demolition mobile trailer (Unit 11)
Land Use Designation:	Residential Manufactured (RM)
Publication Date:	n/a

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 as amended.

Conditions of the Development

To allow for the demolition of single unit mobile home trailer, noted as unit 11 on a pad within the mobile home park community per the Development Permit Application, narrative received on February 17, 2022.

On February 18, 2022 the development officer verified with Bassano Plumbing and Heating, and Matrix Electric that all services were disconnected at the abandoned mobile home. Verbal confirmation was provided alongside the record on the Development Permit Application. Unit 11 was recovered by the park owner through tax recovery as an abandoned property.

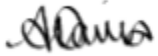
Conditions

1. That the demolition proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on February 17, 2022. Any changes to the approved drawings require the written approval of the Development Officer.
2. The applicant must complete an Alberta One Call before any excavation occurs.
3. Any open excavation or demolition worksite shall not be left unattended without a proper security fence and signage.
4. Any damage caused to municipal property shall be repaired at the applicants' expense. This includes but is not limited sidewalks, curb, gutter, roads, and alley ways.
5. The applicant is responsible to ensure all services are disconnected prior to any demolition.
6. The proposed demolition shall conform with all Federal, Provincial and Municipal statutes, regulations, codes and standards except as waived in writing by the appropriate authority.
7. Any future development must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
8. In accordance with Community Standards Bylaw 878-18 construction/demolition noise shall not occur between 11:00 p.m. and 7:00 a.m.

9. Plan 2016BA; Block 33 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. All grass must be trimmed, and weeds sprayed and removed on a regular basis.
10. All contractors and subcontractors are required to have an active business license with the Town.

If you have questions about this application, please contact the Town of Bassano.

Sincerely,

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

Amanda Davis, MBA
CAO