



“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
32' x 40' Accessory Structure with Backyard Suite
Plan 4437AD, Block 10, Lots 8-10

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

File:	Development Permit TOB-D-11-22
Description of Development:	32' x 40' accessory structure with backyard suite
Land Use Designation:	Residential (R1)
Publication Date:	June 22, 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 32' x 40' accessory structure with a backyard suite in accordance with the Development Permit Application, narrative, and site plans received on June 1, 2022 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on June 1, 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. The backyard suite shall adhere to the Alberta Building Code and the Alberta Fire Code as a condition of this approval.
5. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
6. Recreational vehicles shall be parked entirely on private property. Parking spaces for recreational vehicles must be clearly defined to ensure orderly parking. Recreational vehicles include motorhomes, boats, trailers, snowmobiles, bikes, and similar vehicles.
7. A maximum of two accessory structure over 100 square feet and a minimum of one accessory structure under 100 square feet are allowed with respective development permits.

8. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
9. Plan 4437AD; Block 10; Lots 8-10 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
10. Municipal utilities shall be charged in accordance with the Town's Utility Rates Bylaw, residential with an accessory dwelling unit. Utility rates are subject to change annually by bylaw.
11. If municipal utilities are required, a separate application must be provided to the Town. The cost of extending any municipal utility is the responsibility of the developer.
12. Any open excavation must be fenced for public safety.

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 July 12, 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