



**“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  
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**NOTICE OF DECISION  
regarding  
Front Yard Setback Variance from 25' to 17' 16" for a 5.5' x 24' Covered Deck  
Plan 4437AD, Block 25, Lots 17-20**

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

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File:	Development Permit TOB-D-13-22
Description of Development:	Front Yard Setback Variance from 25' to 17' 16" for a 5.5' x 24' Covered Deck
Land Use Designation:	Residential (R1)
Publication Date:	August 9, 2022

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**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 front yard setback variance from 25' to 17' 16" for a 5.5' x 24' covered deck per the Development Permit Application, narrative, and site plans received on July 13, 2022 with the following conditions:

Variance

1. To allow for a front yard setback variance from 25 feet to 17 feet 16 inches.

Conditions

1. That the development proceeds as specified with the documents submitted in the Development Permit Application received on July 13, 2022.
2. Any changes to approved drawings 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 of Bassano's Land Use Bylaw which is subject to change from time to time.
5. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
6. Plan 4437AD; Block 25; Lots 17-20 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

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 August 29, 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