



“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
18' x 30' Accessory Structure (Garage) with Setback Variance
Plan 4437AD, Block 10, Lots 5-7

The Development Authority has APPROVED the following application:

Table with 2 columns: Field Name and Value. Fields include File, Description of Development, Land Use Designation, and Publication Date.

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 an 18' x 30' accessory structure (garage) in accordance with the Development Permit Application, narrative, and site plans received September 28, 2022 with the following conditions:

Variance

- 1. To allow for a separation variance between the principal building and the accessory structure from 10 feet to 5.7 feet (wall to wall).
2. To allow for a front yard setback from 25 feet to 22 feet to align the accessory structure with the front of the principal building.

Conditions

- 1. That the development proceeds as specified with the documents submitted in the Development Permit Application received on September 28, 2022.
2. A maximum of two (2) accessory structures over 100 square feet and a maximum of one (1) accessory structure under 100 square feet are allowed per lot in the residential district.
3. Any changes to approved drawings requires the written approval of the Development Officer.
4. 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.
5. 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.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
7. Plan 4437AD; Block 10; Lots 5-7 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 November 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