



“The Best in the West by a Damsite”



Chief Administrative Office
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NOTICE OF DECISION
regarding
Various Setback Variances for Compliance Purposes on an Existing Development
Plan 3872T, Block 8, Lot 1

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

File:	Development Permit TOB-D-20-22
Description of Development:	Various setback variances for compliance purposes on an existing development
Land Use Designation:	Residential (R1)
Publication Date:	October 24, 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 various setback variances for compliance purposes on an existing development in accordance with the Development Permit Application, narrative, and site plans received on October 17, 2022 with the following conditions:

Variances

1. To allow the front yard setback for the principal dwelling to be reduced from 7.6 meters to 6.57 meters.
2. To allow the secondary front yard setback for the principal dwelling to be reduced from 3.8 meters to 3.40 meters (west side).
3. To allow the side yard setback for the principal dwelling to be reduced from 1.5 meters to 1.4 meters (east side).
4. To allow the secondary front yard setback for the accessory structure to be reduced from 3.8 meters to 1.58 meters (west side).
5. To allow the rear yard setback for the accessory structure to be reduced from 4.5 meters to 2.50 meters.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on October 17, 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. 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.
6. 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.
7. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
8. Plan 3872T; Block 8; Lot 1 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 14, 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