



“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
Change of Use: Retail Cannabis Store
Plan 3872T, Block 3, pt. Lot 5

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

File:	Development Permit TOB-D-23-22
Description of Development:	Change of Use: Retail Cannabis Store
Land Use Designation:	Commercial (C1)
Publication Date:	November 28, 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 change of use for a retail cannabis store in accordance with the Development Permit Application, narrative, and site plans received on November 25, 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 November 28, 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. It is a condition of the development permit that the exterior of the building is revitalized to promote main street aesthetics. The current conditions do not meet design standards within the Land Use Bylaw 921/21. Prior to the commencement of any exterior renovations, the applicant must provide the development officer with a full set of plans that specifies exactly what material will be used to upgrade the building as well as a colour scheme.
6. Parking stalls shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance. Each parking stall must have a parking bumper to identify the parking location.

7. Outdoor storage is not permitted at this location.
8. The applicant shall enter into a Development Agreement with the Town to upgrade municipal utility services at this location. The cost to complete utility service upgrades shall be borne by the applicant.
9. The retail cannabis store shall be in accordance with the *Gamine, Liquor and Cannabis Act* as well as any other applicable legislation. The applicant must, prior to occupancy provide a copy of the Retail Cannabis License issued by Alberta Gaming and Liquor Commission to the Town as a condition of this development approval.
10. Hours of operation shall not be outside hours of 10:00 a.m. to 10:00 p.m. daily. A business license must be obtained from the Town prior to occupancy.
11. Advertising inside the premises shall not be visible from the outside.
12. The retail cannabis store is prohibited to use any portable signage.
13. The retail cannabis store must operate separately from other businesses.
14. The public entrance and exit to the retail cannabis store must be direct to the outdoors as shown on the site plan.
15. Goods shall not be visible from outside the business premises.
16. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
17. Plan 3872T; Block 3; pt. Lot 5 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. Weeds and other grasses must be properly maintained.
18. During renovations, any open excavation, or construction areas must be fenced with panelled security fencing for public safety.
19. Development permits are valid for one-year from the date of the Notice to Commence development.

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 December 19, 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