



Notice of Decision

regarding
Freestanding Sign
Plan 071 2544, Block 1, Lot 7

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

File:	Development Permit TOB-D-01-235
Description of Development:	16' x 8' Freestanding Sign
Land Use Designation:	Commercial (C2)
Publication Date:	January 17, 2023

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 16' x 8' freestanding sign in accordance with the Development Permit Application, narrative, and site plans received on January 17, 2023 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 17, 2023.
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 applicant is responsible to maintain the condition of the sign at all times.
5. The applicant must ensure the sign is properly affixed to the ground. Where required, a Call Before You Dig.
6. Plan 071 2544; Block 1; Lot 7 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.

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 February 5, 2023. 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
Development Officer