



MPC AGENDA

Meeting: July 8, 2019 6:00 p.m.
Council Chambers
502 – 2 Avenue Bassano

1. CALL TO ORDER

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

4.1 April 15, 2019 MPC Meeting

5. DEVELOPMENT REPORT

5.1 July 2, 2019

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Variance – Plan 021 1563, Block 28, Lot 41 – TOB-D-09-19

6.2 Variance – Plan 1418LK, Block 1, Lots 13-14 – TOB-D-10-19S – Revision

7. SUBDIVISIONS

None

8. INFORMATION ITEMS

None

9. QUESTION PERIOD

10. IN CAMERA

None

11. ADJOURNMENT



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING OF THE TOWN OF BASSANO HELD IN COUNCIL
CHAMBERS ON APRIL 15, 2019.**

ACTIVE

CHAIR:

Tom Rose

BOARD MEMBERS:

Kevin Jones

Ron Wickson

John Slomp

Doug Barlow

Lynn MacWilliam

Sonya Procter

STAFF:

Amanda Davis – Development Officer

OTHER:

Devon Davidson, Canalief and Adam Bourbonnais, Canalief

1. CALL TO ORDER

Chair Rose called the meeting to order at 6:00 p.m.

2. EXCUSED FROM MEETING

- Ron Wickson
- Lynn MacWilliam – Leave of Absence

3. ADOPTION OF AGENDA

010/19 Moved by **MEMBER BARLOW** that the agenda is approved as presented.

CARRIED

4. ADOPTION OF MINUTES

4.1 Adoption of minutes from the Municipal Planning Commission meeting on March 4, 2019.

011/19 Moved by **MEMBER JONES** that Municipal Planning Commission minutes of March 4, 2019 are approved as presented.

CARRIED

5. DEVELOPMENT REPORT

5.1 Adoption of the development report for the period ending April 11, 2019.

012/19 Moved by **MEMBER PROCTER** that the development report for the period ending April 11, 2019 is approved as presented.

CARRIED

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Discretionary Use – Plan 151 1466, Block 1, Lot 2 (Development Permit TOB-D-04-19)

Development permit TOB-D-04-19 was presented.

013/19 Moved by **MEMBER PROCTER** that the Municipal Planning Commission approve discretionary use development permit TOB-D-04-19 on Plan 151 1466, Block 1, Lot 2 as follows:

Variances

1. Allow for a variance to permit an 8' chain link fence around the perimeter of the property as outlined within the application. The chain link fence must be opaque to allow wind, snow etc. to move through it. The chain link fence must not be a visual barrier or impact sight lines.
2. Allow for a variance for parking stalls from 97 to 23 with two loading stalls. If a second phase development is added, a review of the parking stall waiver is required.

Conditions

1. The developer must enter into a development agreement with the municipality. The development agreement shall include at a minimum all development requirements and responsibilities outlined in the Land Use Bylaw, the MPE analysis dated April 9, 2019 and standards defined by the development authority.
2. The developer must increase the diameter of the culvert at the north access off 3rd Avenue to 300 mm. If a culvert cannot be installed at this location due to lack of cover or other limitations, a catch basin and manhole must be installed to intercept the flow on the west side of the access.
3. The developer must provide confirmation of their insurance requirements for fire protection. Typical guidelines recommend a maximum hydrant spacing of 90 m in commercial, industrial, and institutional areas. The existing spacing as defined in the application is 130 m. If the developer's insurer is unsatisfied with hydrant spacing, the developer is responsible to increase the number of hydrants to service the property.
4. The developer must provide an updated cross section for B-B details on Drawing 02 as the culverts area shown at the top of the slope. The revisions must meet the standards of the municipality.

5. The developer must provide, to the satisfaction of the municipality a design basis verifying the intersection radius. In addition, the developer shall provide a "AutoTurn" or equivalent analysis using the largest anticipated vehicle type and provide a visual representation of the anticipated traffic movements and potential effects, or similar report that is satisfactory to the development authority.
6. The developer is responsible for all costs related to utility connections and tie-ins. The condition of roadways, boulevards, etc. shall be left in a condition equal to or better than its pre-construction state.
7. The developer must enter into a Purchase Agreement with the municipality.
8. The developer is responsible to obtain all Safety Code permits.

CARRIED

7 SUBDIVISIONS

None

8 INFORMATION ITEMS

None

9 QUESTION PERIOD

None

10 IN CAMERA

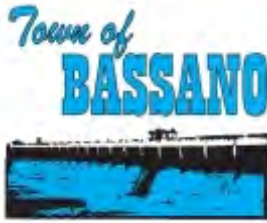
None

11 ADJOURNMENT

Chair Rose adjourned the regular Municipal Planning Commission meeting of April 15, 2019 at 6:24 p.m.

Chairperson

Chief Administrative Officer



DEVELOPMENT REPORT

Meeting: July 2, 2019 MPC
Agenda Item: 5.1

Amanda Davis, Interim Chief Administrative Officer

The following development permits were issued between April 11 and July 2, 2019:

PERMIT NUMBER	LOCATION	DEVELOPMENT
TOB-D-08-19	Plan 3872T, Block 7, Lot 11 (438 – 2 Ave., Bassano)	Roof attachment at rear of building to provide shelter from weather.
TOB-D-07-19S	Plan 071 2544, Block 1, Lot 13 (636 – 12 th Street, Bassano)	Updated exterior signage.
TOB-D-06-19	Plan 961 2034, Block 4, Lot 3 (819 – 1 st Street, Bassano)	Deck reconstruction.

TOB-D-04-19 (502 – 2nd Avenue)

The MPC approved the above application for the construction of a cannabis production facility at the April 15, 2019 meeting. Conditions of the permit included the provision for a sales agreement and development agreement. The negotiation of both items has been underway since April 15, 2019. The Town has provided a final date of July 5, 2019 at 4:00 p.m. for the developer to execute the sales agreement or the lands will be relisted for sale.

TOB-D-08-18 (309 – 1st Avenue)

In mid-2018, the MPC granted the above applicant permission for a used car lot. The applicant has since achieved compliance per the development agreement and is permitted to begin construction. Utility connections are expected to take place within the next few weeks and the business should be operational by September.

TOB-D-07-18 (601 – 12th Street)

In mid-2018, the MPC granted the above applicant permission to install an electric vehicle charging station. On May 6, 2019, the applicant requested an extension to the permit as their construction timeline/schedule is behind.

MOTION REQUIRED

- ...that the Municipal Planning Commission provides a one-time, one-year extension for development permit TOB-D-07-18 being June 4, 2020 for an electric vehicle charging station. If the work does not commence within the new timeframe, the applicant will be required to resubmit a development permit application along with the appropriate fees.

Plan 2600AM; Block 16A, Lots 8-9 (415 – 4th Street)

At the May 27, 2019 meeting, council discussed options to amend the Land Use Bylaw to accommodate a commercial greenhouse within residential districts. Four options were provided, a special district being Direct Control, adding “Garden Centre or Greenhouse” as a discretionary use within the residential districts, to create a new definition for greenhouse or, maintain status quo in that commercial greenhouse shall not be permitted in the residential districts.

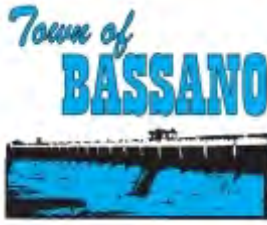
The following motion was passed by council:

“Moved by **COUNCILLOR BARLOW** that the Town of Bassano does not proceed to amend Land Use Bylaw 845/13 to include the provision of a commercial greenhouse in the residential districts of Bassano. And, that council directs interim CAO Davis to notify the property owner of Plan 2600AM, Block 16, Lots 8-9 of the decision stating, that council recognizes the importance of economic development and home-based businesses however, the decision to maintain the current Land Use Bylaw thereby renders temporary development permits TOB-D-14-17 and TOB-D-16-17 to cease on September 25, 2019. Any application for a home-based business after September 25, 2019 must adhere to the regulations as defined in the Land Use Bylaw 845/13.”

Notification was provided to the landowner accordingly.

Attachments:

1. n/a



REQUEST FOR DECISION

Meeting: July 8, 2019 MPC
Agenda Item: 6.1

Variance – Plan 021 1563, Block 28, Lot 41 Development Permit Application TOB-D-09-19

BACKGROUND:

Land Use District: R1 Residential

A variance (reducing the minimum front yard setback) is being sought for the reconstruction of a front step with small roof overhang at 401 – 9th Avenue, Bassano per the attached application.

The minimum front yard setback within the residential district of the Land Use Bylaw (LUB) 845/13 is 25 feet. If approved, the setback at this site would be reduced to 17 feet to accommodate the development.

Notice of the variance was mailed to adjacent landowners on June 20, 2019. No comments have been received regarding the proposed development.

When deciding on the application, the MPC must determine if:

1. The variance unduly interferes with the amenities of the neighborhood,
2. The variance materially interferes with or affects the use, enjoyment or value of neighboring properties, and
3. The proposed development conforms with the use prescribed for that land or building within Schedule 2 – Use Regulations.

The Development Officer confirms,

1. The variance does not unduly interfere with the amenities of the neighborhood, the construction should improve the aesthetics of the neighborhood.
2. The variance as proposed does not seem to materially interfere with or affect the use, enjoyment of value of the neighboring properties.
3. The proposed development conforms with the use prescribed within Schedule 2 – Use Regulations.

OPTIONS:

#1 – The Municipal Planning Commission approves the development permit TOB-D-09-19 to allow for the variance of a front yard setback from 25 feet to 17 feet for the reconstruction of a front step and small roof overhang in accordance with the site plan provided. Any future development shall be in accordance with the provision of Town's Land Use Bylaw.

#2 – The Municipal Planning Commission rejects development permit TOB-D-09-19 to allow for the variance of a front yard setback from 25 feet to 17 feet for the reconstruction of a front step and small roof overhang in accordance with the site plan provided.

#3 – The Municipal Planning Commission rejects development permit TOB-D-09-19 to allow for the variance of a front yard setback from 25 feet to 17 feet for the reconstruction of a front step and small roof overhang in accordance with the site plan provided. A variance of the front yard setback from 25 feet to **XX** would be considered.

PROPOSED RESOLUTION:

That the Municipal Planning Commission approves the development permit TOB-D-09-19 to allow for the variance of a front yard setback from 25 feet to 17 feet for the reconstruction of a front step and small roof overhang in accordance with the site plan provided. Any future development shall be in accordance with the provision of Town's Land Use Bylaw.

Prepared by: Amanda Davis, Development Officer

Attachments:

1. Development Permit Application TOB-D-09-19
2. Public Notice to Adjacent Landowners – June 20, 2019

**TOWN OF BASSANO
RESIDENTIAL DWELLING DEVELOPMENT PERMIT APPLICATION**

TOWN OF BASSANO
RECEIVED

Date of Application: JUN 12 2019

Development Permit Application No. TOB-D-09-19

IMPORTANT NOTICE: This application does not permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant: XXXXXXXXXXXXXXXX
 Mailing Address: XXXXXXXXXXXX Phone: XXXXXXXXXXXXXXXXXX
Bassano, NB Phone (alternate): _____
 City: _____ Fax: _____
 Postal Code: T0J 0B0 Email: XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Is the applicant the owner of the property? Yes No
 IF "NO" ↓

Name of Owner: _____
 Mailing Address: _____ Phone: _____
 _____ Phone (alternate): _____
 City: _____ Fax: _____
 Postal Code: _____ Email: _____

Applicant's interest in the property: Agent
 Contractor
 Tenant
 Other _____

PROPERTY INFORMATION

Municipal Address: 401 9th Avenue Roll Number: 443008
 Legal Description: Lot(s) 41 Block 28 Plan 0211563
 Land Use District: Residential
 What is the existing use? "

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- Construct a new dwelling (if greater than 500 ft² see abandoned well information section)

The dwelling is a:

- Single-unit dwelling
 2 unit, 3 unit or 4 unit dwelling
 Manufactured home
 Moved-in dwelling
 Other _____

- Alter/renovate the existing building

The renovation is a:

- Addition (if greater than 500 ft² see abandoned well information section)
 Deck(s) (if greater than 500 ft² see abandoned well information section)

- Other rebuild/replace existing front step +
add small roof over door

Other

Describe the proposed use, any changes from existing use, and any work to be done.

Requesting waiver

BUILDING REQUIREMENTS

	Principal Building			Office Use		
Parcel Size	9035	<input type="checkbox"/> m ²	<input checked="" type="checkbox"/> sq. ft.	9,375	<input type="checkbox"/> m ²	<input checked="" type="checkbox"/> sq. ft.
Building Size	1378	<input type="checkbox"/> m ²	<input checked="" type="checkbox"/> sq. ft.		<input type="checkbox"/> m ²	<input type="checkbox"/> sq. ft.
Height of Building	16	<input type="checkbox"/> m	<input checked="" type="checkbox"/> ft.		<input type="checkbox"/> m	<input type="checkbox"/> ft.
Proposed Setbacks from Property Lines						
Front	4.89	<input checked="" type="checkbox"/> m	<input type="checkbox"/> ft.	17	<input type="checkbox"/> m	<input checked="" type="checkbox"/> ft.
Rear	n/a	<input type="checkbox"/> m	<input type="checkbox"/> ft.	119.5	<input type="checkbox"/> m	<input checked="" type="checkbox"/> ft.
Side	8.63	<input checked="" type="checkbox"/> m	<input type="checkbox"/> ft.	20.38	<input type="checkbox"/> m	<input checked="" type="checkbox"/> ft.
Side	5.97	<input checked="" type="checkbox"/> m	<input type="checkbox"/> ft.	30.15	<input type="checkbox"/> m	<input checked="" type="checkbox"/> ft.
Parcel Type:	<input type="checkbox"/> Interior Lot		<input checked="" type="checkbox"/> Corner Lot			

WAIVERS

Is a waiver of one or more standards of the Land Use Bylaw being requested?

Yes

No

If yes, please specify: Front yard setback

ABANDONED WELL INFORMATION

This applies to developments that require a new permit from the municipality for:

- new buildings larger than 500 sq. ft. (47 sq. m.), or
- additions to buildings that will result in the building being this size or larger.

If your development proposal fits the criteria above, you are required to do the following:

1. Obtain map and well information

Please go to the ERCB's Abandoned Well Viewer (viewer) on the ERCB website at www.ercb.ca. The viewer will provide a map identifying all recorded abandoned well surface locations in the selected area and list any additional details that are available, including the licensee(s) of record and the latitude and longitude of each well's surface location.

If you do not have Internet access or have questions about the information provided by the viewer, you may contact:

- the ERCB Customer Contact Centre by telephone at: **1-855-297-8311 (toll-free)**, or
- by e-mail at: Inquiries@ercb.ca, or
- the ERCB Information Services by mail at: **Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4.**

2. Submit the following as part of your development permit application

- the ERCB information, including a map of the search area from the viewer and a statement that there are no wells in the project area or a list and map identifying the location of abandoned wells within the search area (including the surface coordinates, as provided by the viewer or ERCB Information Services); and
- if an abandoned well is present, a detailed site plan must be provided that accurately illustrates the actual well location (i.e. latitude, longitude) on the subject parcel as identified in the field and the setback established in the ERCB Directive 079 (a minimum 5 m radius around the well) in relation to existing or proposed building sites.

If there is an abandoned well located in the area of the proposed surface development, the applicant is advised to contact the well licensee of record for any additional information that may be needed or to physically locate the well, and to discuss the proposed development and abandoned well issue in more detail.


DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

~~XXXXXXXXXXXXXXXXXXXX~~

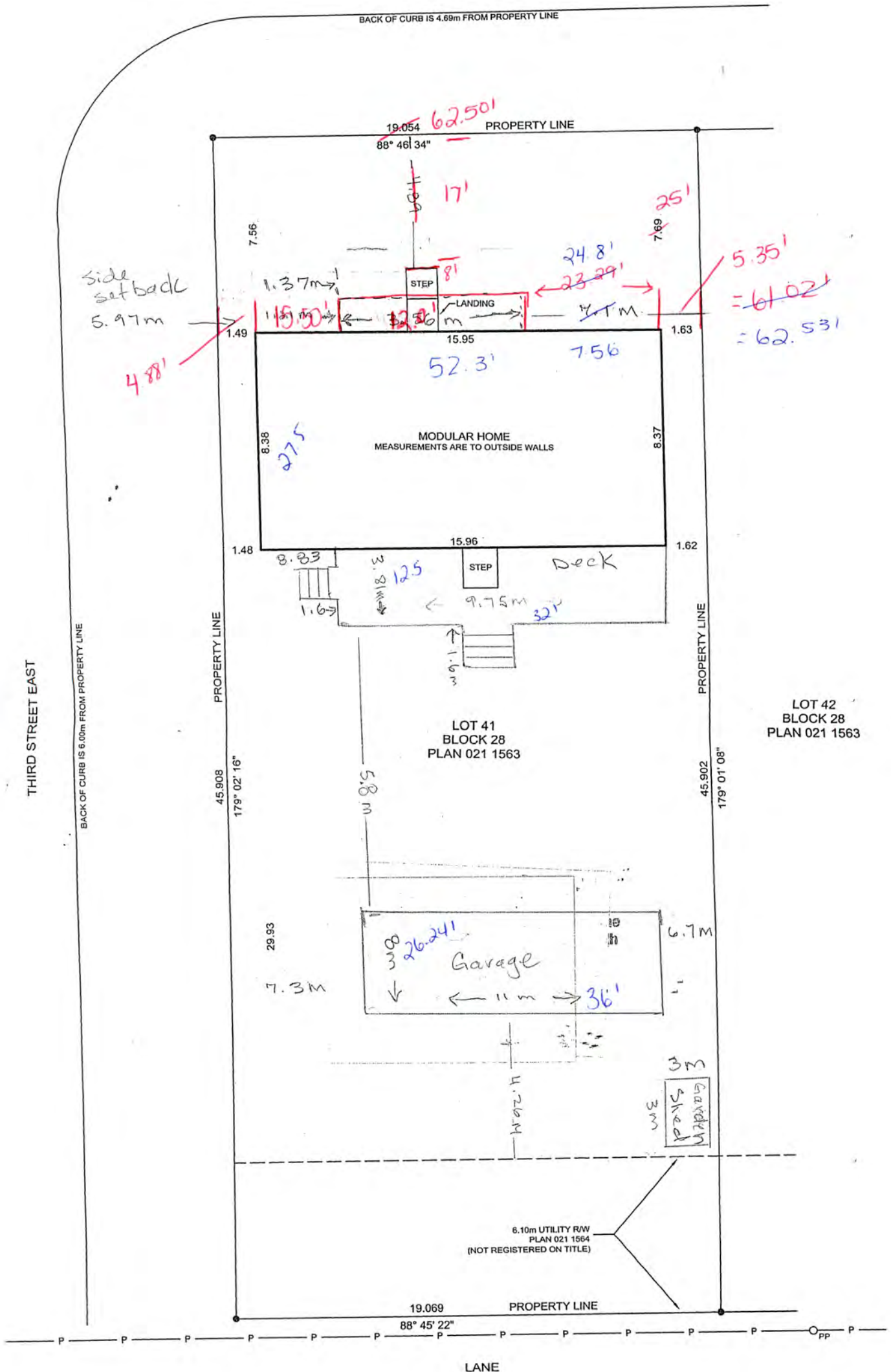
APPLICANT



Registered Owner (if not the same as applicant)

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

NINTH AVENUE



NOTES:

1. This plan is page 2 of a Real Property Report and is not valid unless it is attached to Page 1 that bears an original signature (in blue ink) and a red Midwest Surveys Inc. permit stamp.

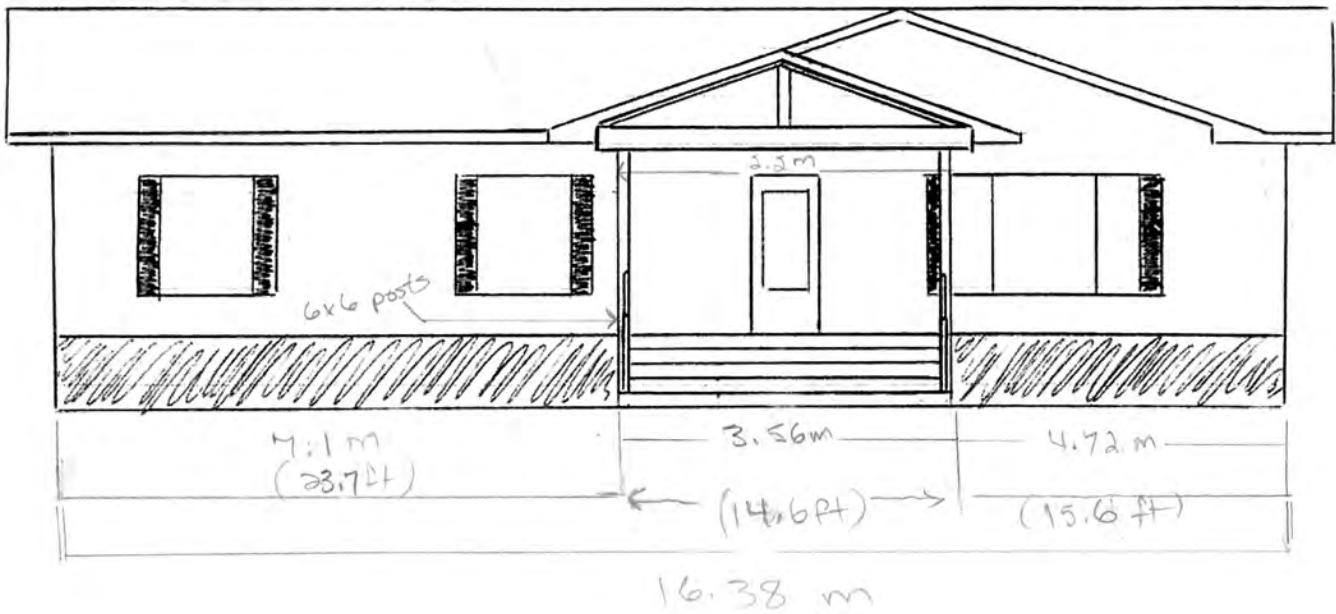


BROOKS 403-362-6619

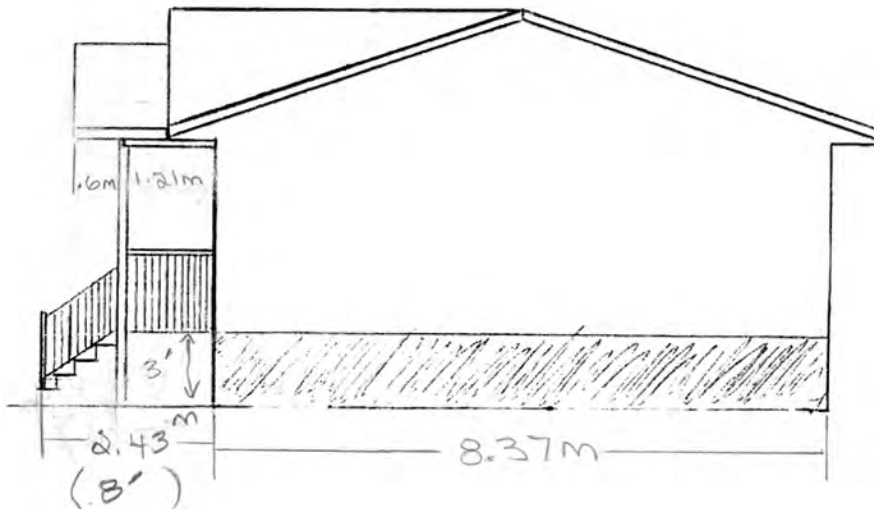
ox 368
assano, AB. T0J 0B0
mail: bassbuilding@eidnet.org

BUS: 403-641-4000
FAX: 403-641-3010
CELL: 403-633-0080

NORTH ELEVATION



WEST



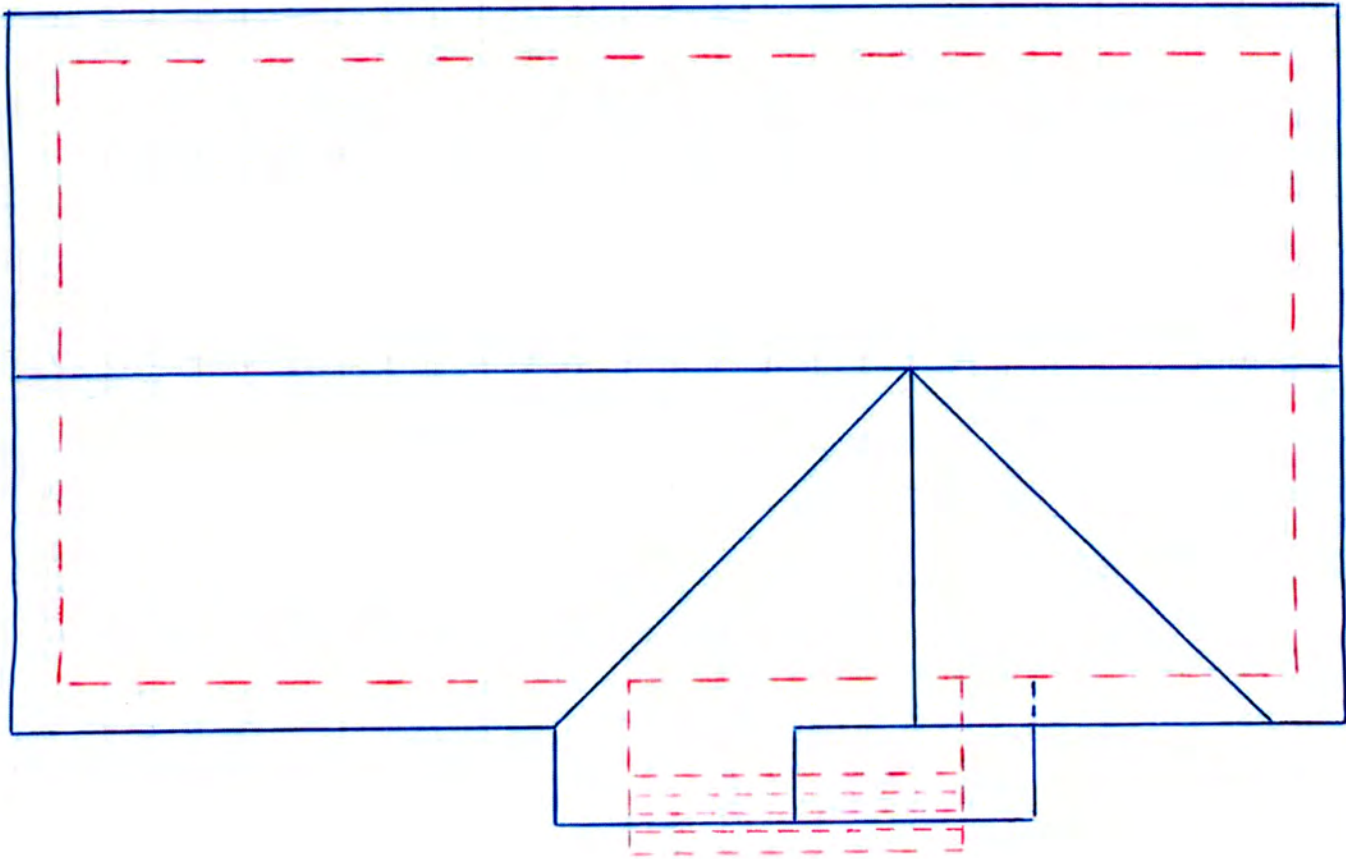


**BASSANO
BUILDING
CENTRE LTD.**

Box 368
Bassano, AB. T0J 0B0
Email: bassbuilding@eidnet.org

BUS: 403-641-4000
FAX: 403-641-3010
CELL: 403-633-0080

PLAN VIEW





TOWN OF BASSANO

PUBLIC NOTICE OF DEVELOPMENT APPLICATION ADJACENT LANDOWNERS AND PERSONS LIKELY TO BE AFFECTED

***Mailed on June 20, 2019**

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit about the following:

DEVELOPMENT APPLICATION:	Development Permit No. TOB-D-09-19 Application for: rebuild and replace front step and with small overhang roof.
DISTRICTING:	Residential – R1 Permitted Use – Variance requested
CIVIC ADDRESS:	401 – 9th Avenue
LEGAL DESCRIPTION:	Plan 021 1563, Block 28, Lots 41

Dear Sir or Madame:

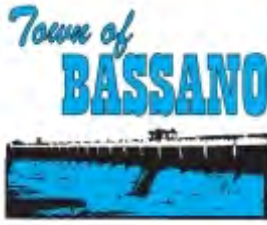
Pursuant to Section 34 of Land Use Bylaw No. 845/13 of the Town of Bassano, notice is hereby given that on **Monday July 8, 2019 at 6:00 p.m.**, the MPC will consider **Development Application No. TOB-D-09-19**.

The application under consideration is to reduce the front yard setback from 25 feet to 17 feet for a front step/porch and small roof overhang.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Monday July 8, 2019 at 12:00 p.m. Persons who do not submit comments for inclusion in the agenda package may attend the meeting and submit comments in person. A copy of the application is available for inspection at the Town Office – 502 – 2nd Avenue Bassano, Alberta. Comments may be dropped off or mailed to the Town Office; or directed to Amanda Davis, Development Officer/Town of Bassano at cao@bassano.ca or 403-641-3788.

Amanda Davis, MBA
Development Officer
Town of Bassano





REQUEST FOR DECISION

Meeting: July 8, 2019 MPC
Agenda Item: 6.2

Variance – Plan 1418LK, Block 1, Lots 13-17 Development Permit Application TOB-D-10-19S

BACKGROUND:

Land Use District: RM Residential Manufactured Home

An application was received for a residency identification sign for 206 – 1st Avenue, Bassano. A residency sign does not require a permit if the sign states no more than the name and/or address of the person(s) occupying the lot, provided the sign is no greater than 0.4m² or 4 ft².

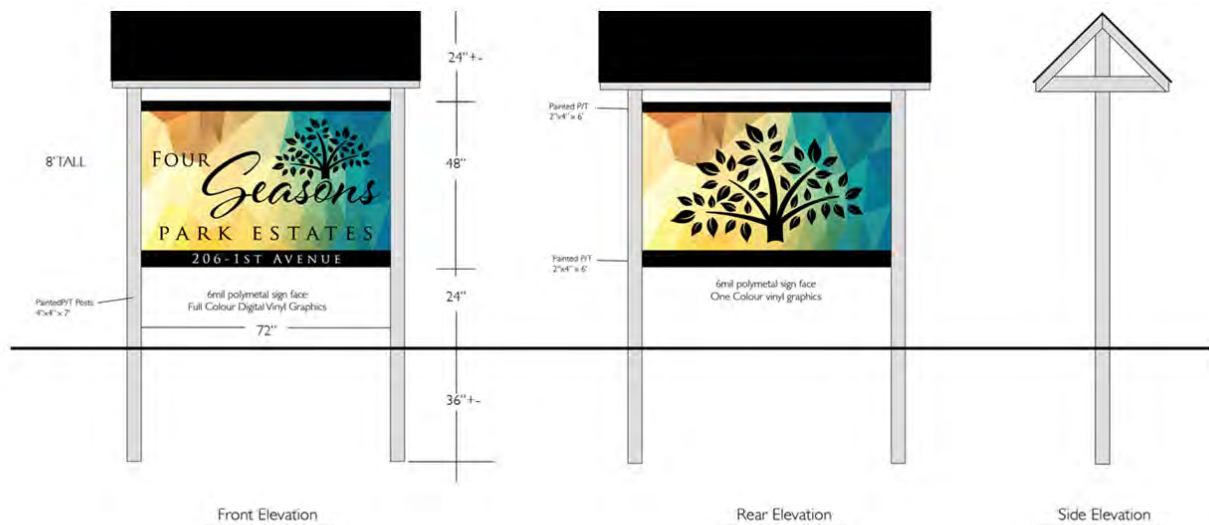
The applicant requests a residency sign of 6 ft x 4 ft or 24 ft² per the attached application.

Notice of the variance was mailed to adjacent landowners on June 26, 2019. No comments have been received regarding the proposed development.

The sign regulations outlined in the Land Use Bylaw are limited. The only signs permitted within the residential district are residency signs. The proposed sign acts as a residency sign and park entry feature. Thus, it must be deferred to the MPC for consideration.

The park faces a commercial district and is not surrounded by residential properties. The development does not seem to unduly interfere with the amenities of the neighborhood, nor does it negatively affect the enjoyment or value to the neighboring properties. In fact, it should improve the aesthetics of the neighborhood and it supports the objectives of Beautify Bassano Initiative (Year 1 – Clean-ups).

An amendment was received on July 3, 2019 as show on the image below. The sign face dimensions remain unchanged, the ground height was adjusted.



Four Seasons Park Estates
Revised -Main Entrance Sign

OPTIONS:

#1 – The Municipal Planning Commission approves development permit TOB-D-10-19S to allow for the variance to the maximum residency sign dimensions of 4 ft² to 24 ft² in accordance with the site plan provided. The installation of the sign must confirm to all remaining sections of the Land Use Bylaw and shall be maintained in proper order.

#2 – The Municipal Planning Commission rejects development permit TOB-D-10-19S to allow for the variance to the maximum residency sign dimensions of 4 ft² to 24 ft² in accordance with the site plan provided as the sign far exceeds the maximum residency sign requirements thus, setting a precedent for future development.

#3 – The Municipal Planning Commission rejects the development permit TOB-D-10-19S to allow for the variance to the maximum residency sign dimensions of 4 ft² to 24 ft² in accordance with the site plan provided as the sign far exceeds the maximum residency sign requirements. Rather, that a variance of **XX** would be considered.

PROPOSED RESOLUTION:

The Municipal Planning Commission approves the development permit TOB-D-10-19S to allow for the variance to the maximum residency sign dimensions of 4 ft² to 24 ft² in accordance with the site plan provided. The installation of the sign must confirm to all remaining sections of the Land Use Bylaw and shall be maintained in proper order.

Prepared by: Amanda Davis, Development Officer

Attachments:

1. Development Permit Application TOB-D-10-19S
2. Public Notice to Adjacent Landowners – June 26, 2019

TOWN OF BASSANO SIGN PERMIT APPLICATION

Date of Application: June 18, 2019

Sign Permit Application No.	TOB-D-10-19S
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IMPORTANT NOTICE: This application **does not** permit you to install the sign until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.

APPLICANT INFORMATION

Name of Applicant: ~~XXXXXXXXXXXX~~
Mailing Address: ~~XXXXXXXXXXXX~~
City: ~~XXXXXXXXXXXX~~
Postal Code: ~~XXXXXXXXXX~~

Phone: ~~XXXXXXXXXXXX~~
Phone (alternate): ~~XXXXXXXXXXXX~~
Fax: ~~XXXXXXXXXXXX~~
Email: ~~XXXXXXXXXXXX~~

Is the applicant the owner of the property? Yes No
↓ IF "NO"

Name of Owner: _____	Phone: _____
Mailing Address: _____	Phone (alternate): _____
City: _____	Fax: _____
Postal Code: _____	Email: _____
Applicant's interest in the property: <input type="checkbox"/> Owner of Business <input type="checkbox"/> Owner of Land Where Sign is Proposed <input type="checkbox"/> Designated Agent	

SIGN INFORMATION

TYPE OF WORK: New Permanent Sign Changes to Existing Sign Temporary Sign

Sign Location (Civic Address): 206- 1st Avenue

Are there any other signs at this location? Yes No

- Permitted Use - Application Fee of \$50.00 payable to the Town of Bassano is included.
- Discretionary Use or requesting a Waiver (s) - Application Fee of \$150.00 payable to the Town of Bassano is included.

SIGN TYPE:

- Wall (fascia)
- Freestanding
- Canopy
- Sandwich Board
- Banding sign

SIGN CHARACTERISTICS:

- Electrified
- Non-electrified
- Indirect Illumination
- Internal Illumination
- Direct Illumination
- Flashing
- Animated
- Rotating
- Awning
- Portable
- Electronic Variable Messages
- Lettering

See attached

			Office Use
Length of Sign:	<input type="checkbox"/> m ²	<input type="checkbox"/> sq. ft.	
Height of Sign:	<input type="checkbox"/> m ²	<input type="checkbox"/> sq. ft.	
Sign Face Area (length x height):	<input type="checkbox"/> m	<input type="checkbox"/> ft.	
Top of Sign Height:			
from Grade:	<input type="checkbox"/> m	<input type="checkbox"/> ft.	
from Roof:	<input type="checkbox"/> m	<input type="checkbox"/> ft.	

If the sign is only for temporary use:

For how many days is the sign proposed to be displayed? _____ days

SITE PLAN

**Please attach a plan drawn to a suitable scale and photographs, if available, illustrating:

- Location of all existing and proposed sign(s)
- Size, height, and other dimensions of the proposed sign(s), including any supporting structures
- Location of the property boundaries of the parcel upon which the proposed sign(s) are to be located
- Setbacks from property lines of proposed sign(s) and existing building(s)

DECLARATION OF APPLICANT/AGENT

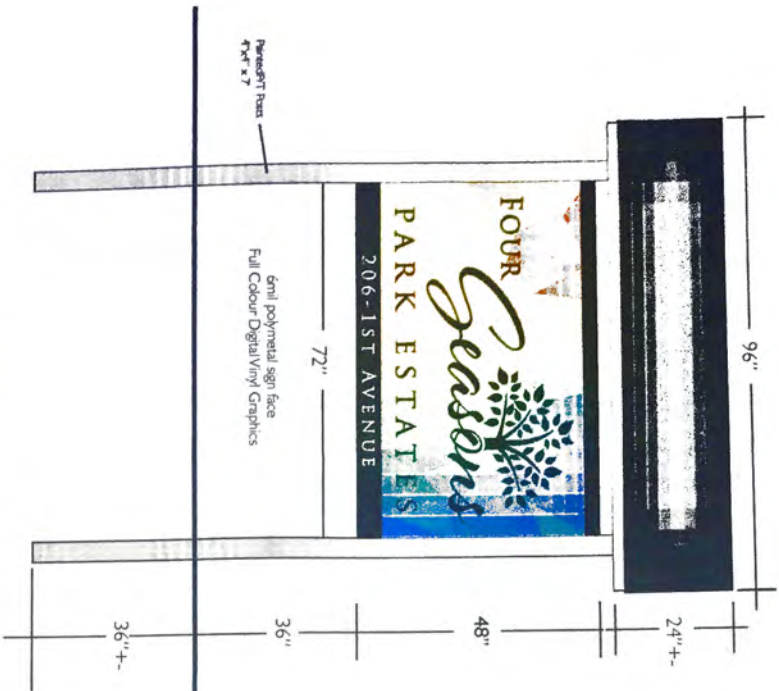
The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Sign.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

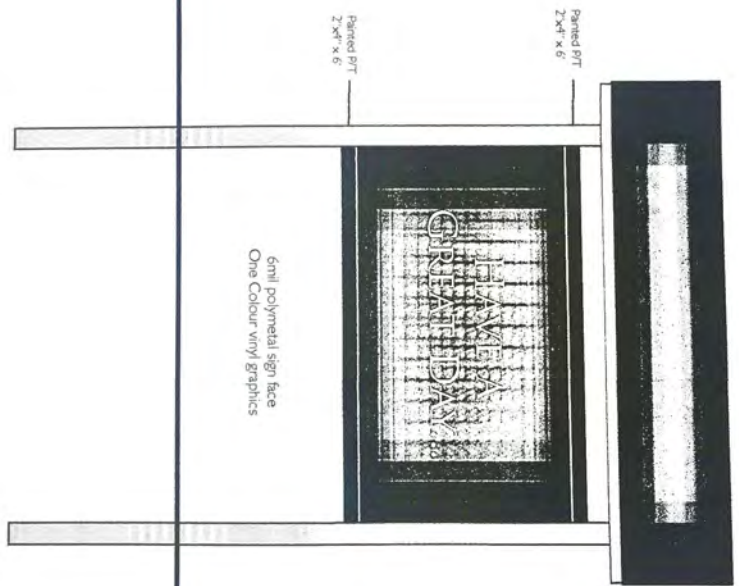
Marah Dravlet

APPLICANT

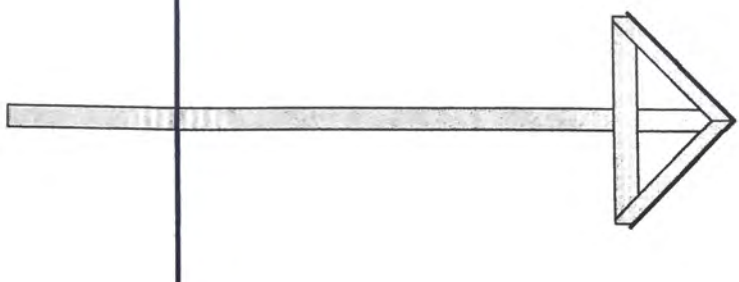
Registered Owner (if not the same as applicant)



Front Elevation



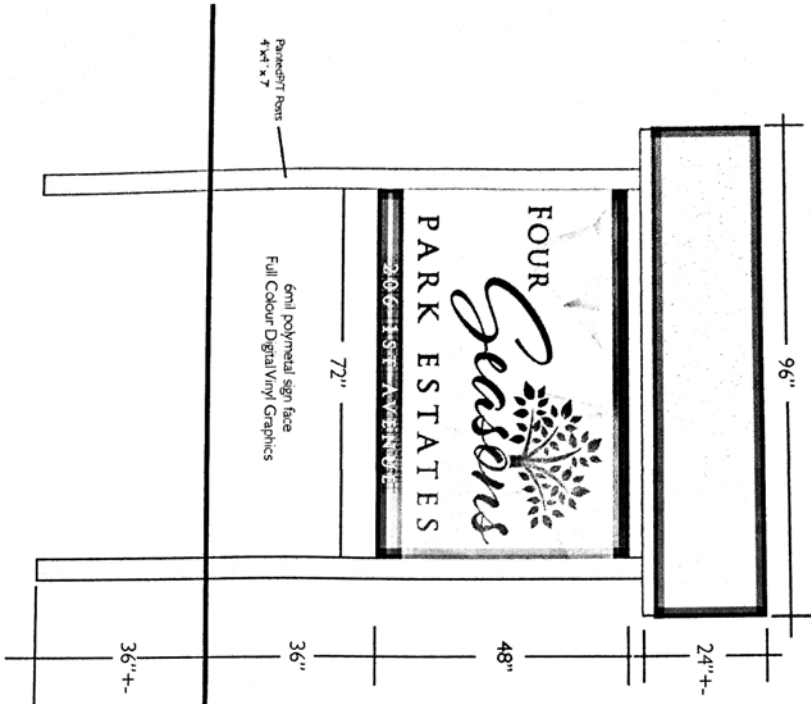
Rear Elevation



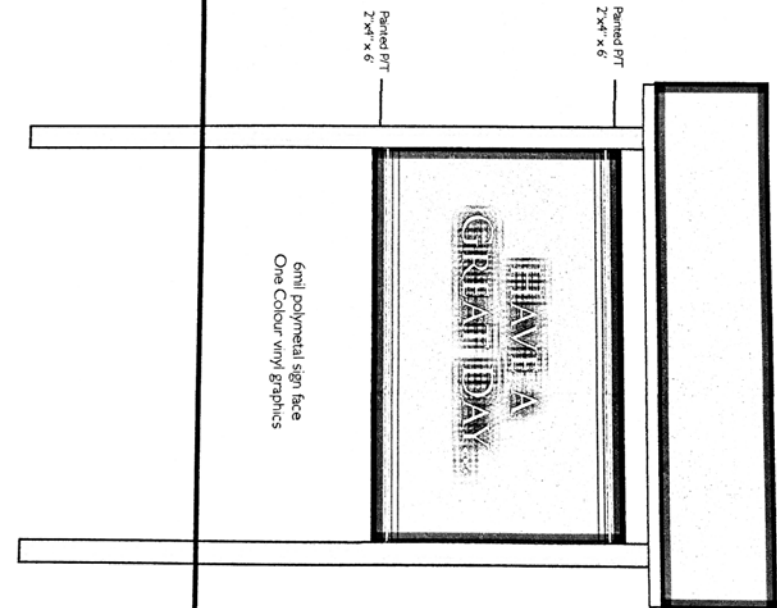
Side Elevation

Four Seasons Park Estates
Main Entrance Sign

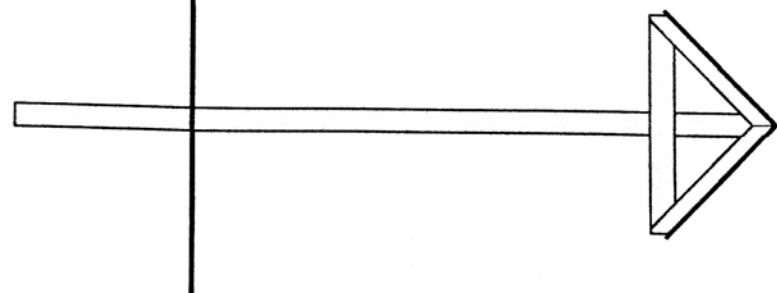




Front Elevation



Rear Elevation



Side Elevation

Four Seasons Park Estates
Main Entrance Sign



Four Seasons Park Estates Main Entrance sign

Jun 30 2014 1:12PM

MOLLY DOUGLASS

4036412564

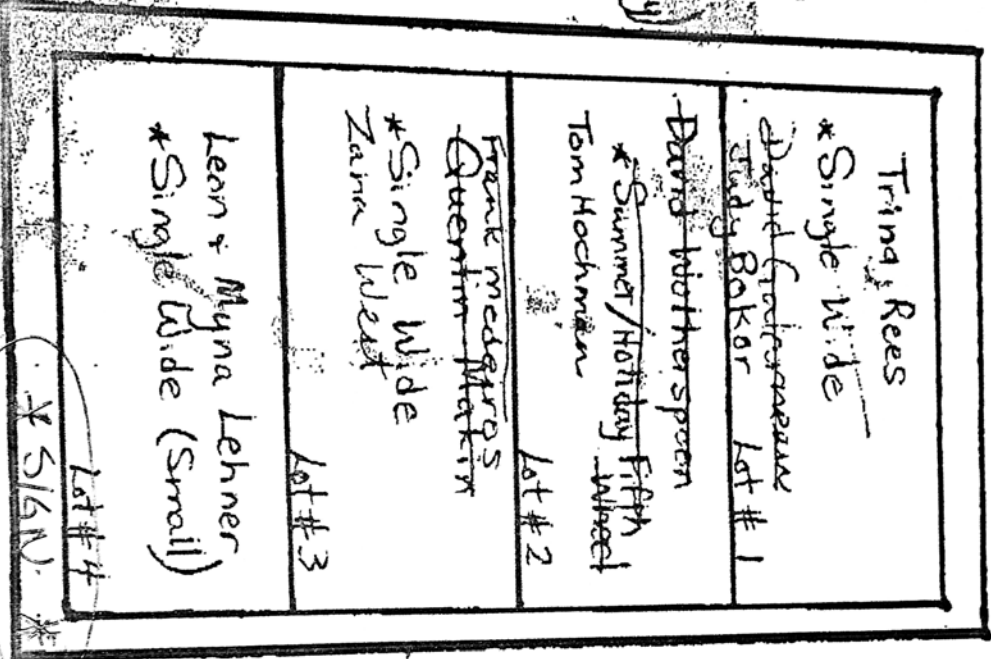
P.1

First Street

West

150' x 200'

North



West End

206 1st Ave.

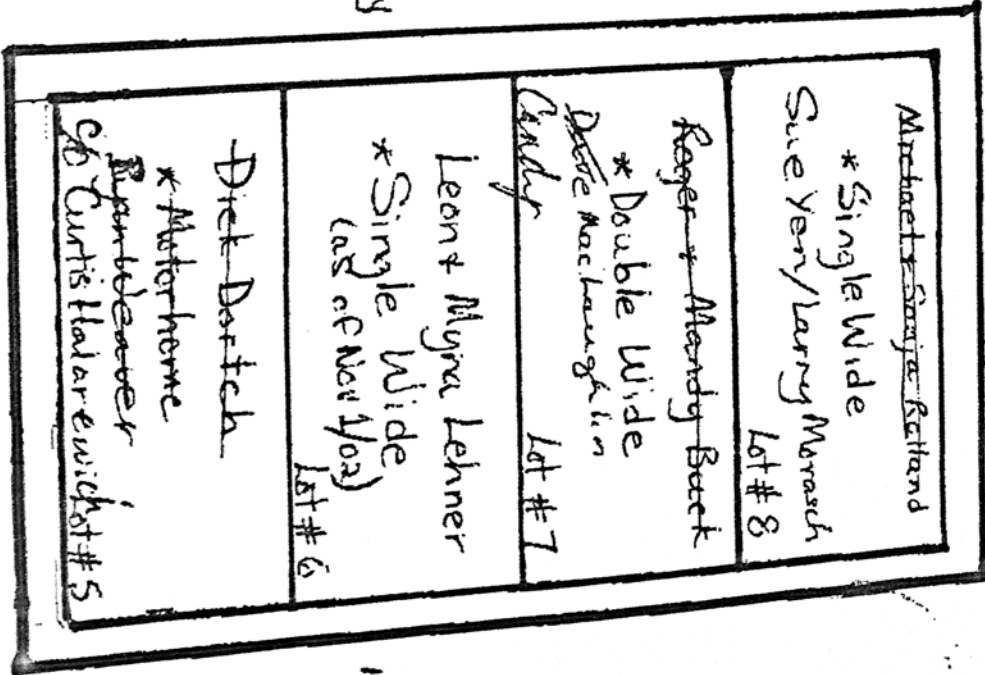
Railroad Avenue
(or First Avenue)

Trailer Park
Molly/John Douglass
(003) 641-2562
November 1, 2002

South

Driveway

Back Lane → ← 200'



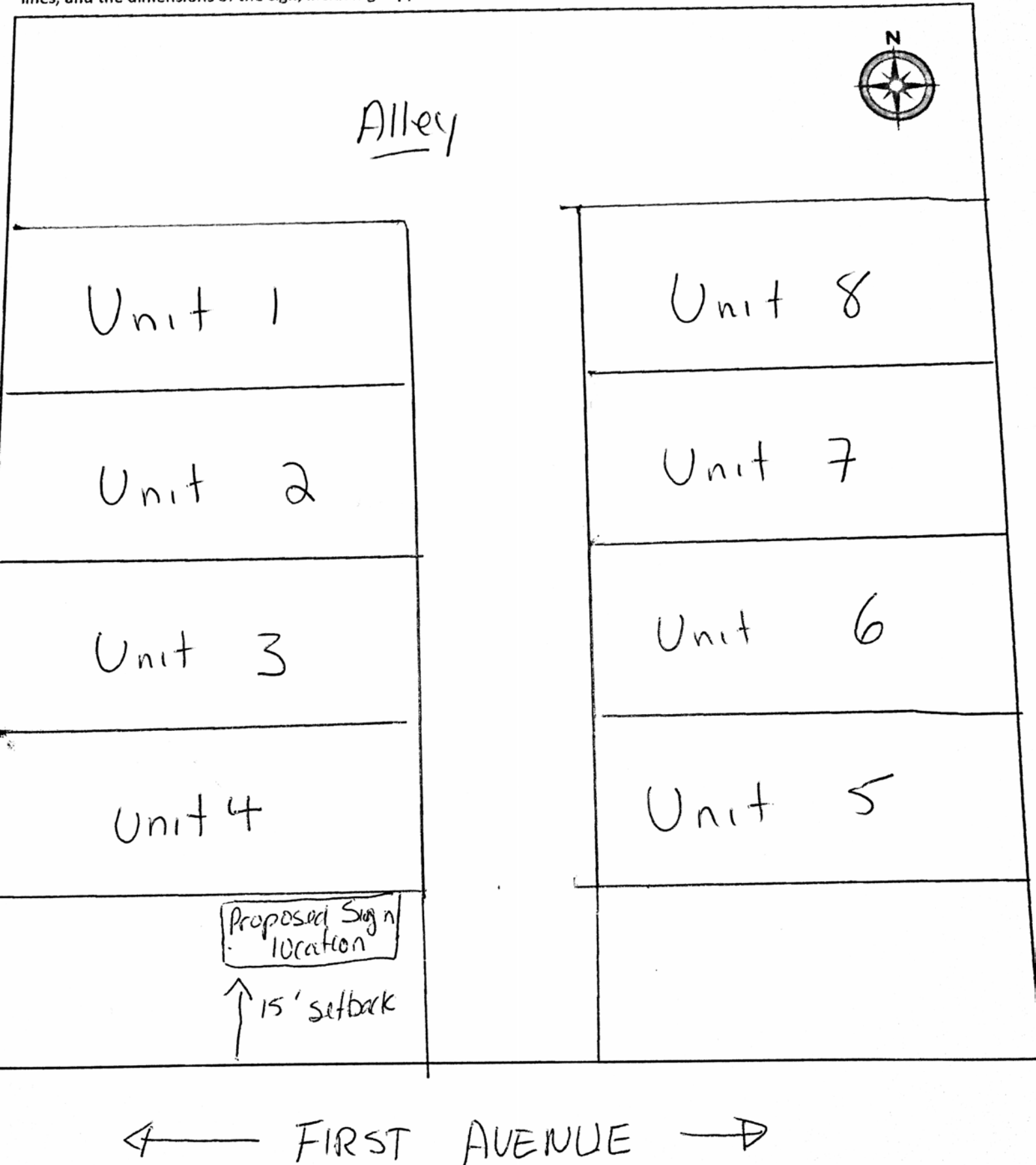
150'

East

TOWN OF BASSANO
SIGN PERMIT APPLICATION

SKETCH OF PROPOSED SIGN(S)

Please provide a sketch of the proposed signs. Be sure to include the location of the sign compared to the building, the location of any existing sign(s), the location of the sign and buildings on the subject property with distances from property lines, and the dimensions of the sign, including support structures.





TOWN OF BASSANO

PUBLIC NOTICE OF DEVELOPMENT APPLICATION ADJACENT LANDOWNERS AND PERSONS LIKELY TO BE AFFECTED

***Mailed on June 26, 2019**

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit about the following:

DEVELOPMENT APPLICATION:	Development Permit No. TOB-D-10-19S Application for: Permanent residency sign 72" x 48"
DISTRICTING:	Residential Manufactured Home (RM) Variance requested
CIVIC ADDRESS:	206 – 1st Avenue
LEGAL DESCRIPTION:	Plan 1418LK, Block 1, Lots 13-14

Dear Sir or Madame:

Pursuant to Section 34 of Land Use Bylaw No. 845/13 of the Town of Bassano, notice is hereby given that on **Monday July 8, 2019 at 6:00 p.m.**, the MPC will consider **Development Application No. TOB-D-10-19S**.

The application under consideration is to provide a variance for a residency sign from the minimum standards of 4 ft² to 24 ft². A residency sign that meets the minimum standards does not require a permit.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Monday July 8, 2019 at 12:00 p.m. Persons who do not submit comments for inclusion in the agenda package may attend the meeting and submit comments in person. A copy of the application is available for inspection at the Town Office – 502 – 2nd Avenue Bassano, Alberta. Comments may be dropped off or mailed to the Town Office; or directed to Amanda Davis, Development Officer/Town of Bassano at cao@bassano.ca or 403-641-3788.

Amanda Davis, MBA
Development Officer
Town of Bassano

