



“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**  
**22' x 34' Accessory Building (Garage)**  
**Plan 7050HS; Block 25, Lot 7**

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

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File:	Development Permit TOB-D-08-21
Description of Development:	22' x 34' Accessory Building (Garage)
Land Use Designation:	Residential Manufactured (RM)
Publication Date:	April 14, 2021

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**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 845/13 as amended.

***Conditions of the Development***

To allow for a 22' x 34' accessory building in accordance with the Development Permit Application, narrative, and site plan received on April 12, 2021 with the following conditions:

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on April 12, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. During the time of construction for a maximum period of 12-months the 19' x 12' east accessory building may remain in site to house construction tools and other items necessary in completing the project. The accessory building must be demolished immediately thereafter.
3. The 8' x 12' accessory building must be removed/demolished prior to the commencement of the 22' x 34' accessory building.
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. The applicant must complete an Alberta One Call before any excavation occurs.
7. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.

8. Plan 7050, Block 25, Lot 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 May 5, 2021. 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