



“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
Agricultural Transloading Facility
Plan 751 0019, Block 1**

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

File:	Development Permit TOB-D-20-21
Description of Development:	Agricultural Transloading Facility
Land Use Designation:	Industrial Commercial (IC)
Publication Date:	October 4, 2021

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 an Agricultural Transloading Facility in accordance with the Development Permit Application, narrative, and site plan received on September 27, 2021 with the following conditions:

Variance

1. To allow for a height variance six accessory structures (grain bins/hoppers) from 35 feet to a maximum of 50 feet.
2. To allow for an accessory structure separation variance between the six grain bins/hoppers from 10 feet to 2 feet – 6 feet as required for efficient operations.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on September 27, 2021. Any changes to the approved drawings require the written approval of the Development Officer.
2. 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.
3. 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.
4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 751 0019; Block 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
6. An active business license must be maintained with the Town of Bassano.
7. Outdoor storage is permitted to include 1-2 augers and a small forklift.
8. A six (6) temporary SeaCans (shipping containers) are permitted onsite as depicted on the site plan. The number of temporary shipping containers may increase to ten (10) without seeking additional approval from the development authority pending the shipping containers are not stacked and that they are used for operational logistics only.

9. Landscaping – the site shall be fully graveled as referenced in the site plan less areas covered with concrete. Trees shall be properly trimmed and maintained seasonally.
10. Transport parking of six (6) is permitted on the lot per the site plan. Transport parking may increase to ten (10) without seeking additional approval from the development authority pending the parking is linear and maintained.
11. The office building shall be connected to the municipal utility system at the expense of the developer.

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 October 24, 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