



“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
14' x 50' Outdoor Patio with Parking Stall Waiver
Plan 3872T; Block 6, Lots 15-19**

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

File:	Development Permit TOB-D-09-21
Description of Development:	14' x 50' Outdoor Patio with Parking Stall Waiver
Land Use Designation:	Commercial (C1)
Publication Date:	May 12, 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 a 14' x 50' outdoor patio in accordance with the Development Permit Application, narrative, and site plan received on April 21, 2021 with the following conditions:

Variance

1. That the minimum number of parking stalls is reduced from 42 to 33 as shown on the site plan with two stalls being designated as accessible.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on April 21, 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. That the business operates in accordance with all public health guidelines related to the current public health crisis (Covid-19 pandemic).
4. 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.
5. To operate in accordance with the Community Standards Bylaw #878/18 which is subject to change meeting noise requirements. Outdoor patio shall not disturb the peace of another person between the hours of 11:00 p.m. and 7:00 a.m. without written permission of the CAO.
6. The outdoor patio shall be maintained as a professional establishment.
7. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
8. Plan 3872T; Block 6, Lots 15-19 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
9. The applicant must complete an Alberta One Call before any excavation occurs.
10. An active business license shall be maintained at the location.

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 June 1, 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