



Notice of Decision

regarding
6,500ft² Shop
Plan 151 1466, Block 1, Lot 2

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

File:	Development Permit TOB-D-16-23
Description of Development:	6,500ft ² Shop
Land Use Designation:	Industrial
Publication Date:	July 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 second 6,500ft² shop per the Development Permit Application, narrative, and site plans received on July 14, 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 July 14, 2023. Approval is contained to the second shop and developable area 2/3 of the lot as defined on the site plan.
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. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
5. The applicant must apply to the Town for approval prior to connecting to the municipal utility system.
6. There shall be no parking of any machinery or equipment that may interfere with visibility at the intersection of 2nd Avenue and 10th Street.

7. No outdoor storage is permitted onsite without prior approval from the Town.
8. Drainage shall be sloped away from the building on the west side of the property towards 10th Street.
9. Signage: the applicant shall provide a copy of the proposed fascia sign to the Town for approval prior to its erection on the building.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 931/23.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 151 1466; Block 1; Lot 2 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

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 August 7, 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