



Notice of Decision

regarding
Light Industrial/ Processing Distillery and Warehouse
Plan 3872T, Block 4, Lots 5-10

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

File:	Development Permit TOB-D-20-23
Description of Development:	Light Industrial/Processing Distillery and Warehouse
Land Use Designation:	Industrial (I)
Publication Date:	October 18, 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 Light Industrial/Processing Distillery and Warehouse per the Development Permit Application, narrative, and site plans received on October 16, 2023 and the revised parking and transport plan dated October 17, 2023, 2023 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application inclusively with revisions on October 17, 2023.
2. Any changes to approved drawings or development matters requires the written approval of the Development Officer.
3. The intensification of use for the processing and distillery requires written municipal approval.
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's Land Use Bylaw which is subject to change from time to time.

6. The operator must provide to the Town, as a condition of this permit a copy of the fire inspection report upon its approval from the safety codes officer for the operations of the facility.
7. Flammable products and materials must be safely contained onsite in accordance with Federal, Provincial, and Municipal Statutes, regulations, codes, and standards.
8. The operator must provide to the Town, as a condition of this permit a copy the AGLC license/permit for distillation/sales prior to any operation.
9. Odor: the fermentation and mashing process may cause an unpleasant odor outside the building. This will be monitored for potential negative impacts. If odors become a nuisance during fermentation, additional odor prevention measures will be required of the applicant in consultation with the Town.
10. Solid waste: solid waste consisting of vegetation and distilling by-product must be properly contained to prevent offensive odors outside the building as well as to prevent access to wildlife, rodents, and pests.
11. Wastewater: prior to operation of the distillation process, wastewater disposal shall be approved by the Public Works Supervisor to ensure there is adequate screening systems in place to prevent processing and manufacturing solids from entering the municipal wastewater system. No harmful products are permitted to be disposed of in the Town's wastewater system.
12. Parking: parking stalls must have identifiable markers and vehicle bumpers. Vehicles shall not be parked to impede corner lot visibility per the site plan.
13. No outdoor storage is permitted onsite without prior written approval by the Town.
14. A signage plan shall be provided as a condition of this permit in accordance with the LUB to the Town for approval.
15. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
16. Plan 3872T, Block 4, Lots 5-10 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. This includes the maintenance of weeds and vegetation.

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 November 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