Chief Administrative Officer
502 – 2nd Avenue | P.O. Box 299
Bassano, Alberta T0J 0B0
403-641-3788
cao@basssano.ca

Notice of Decision

regarding
Automotive Maintenance and Outdoor Storage
Plan 3158AB, Block 9, Lots 16-17

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

_____

File:	Development Permit TOB-D-22-23
Description of Development:	Automotive Maintenance and Outdoor Storage
Land Use Designation:	Industrial (I)
Publication Date:	November 27, 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 an automotive maintenance shop with outdoor storage per the Development Permit Application, narrative, and site plans received on November 15, 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 November 15, 2023.

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. Wastewater disposal: the operator must not dump any corrosive substance, oil, or contaminates into the municipal sewer or storm sewer systems.

6. The storage of any oils and fluids shall be properly contained and disposed of and shall not be drained on the ground to prevent contamination.

7. Parking: the front parking stalls must have identifiable markers, vehicle bumpers or a combination or both.

8. Outdoor storage: the outdoor storage of derelict or abandoned vehicles and parts shall not be permitted. Storage of vehicle parts and other items shall be contained to the shipping container and buildings. This condition is not intended to prohibit the applicant from operating an automotive business, rather to ensure the property does become offensive or operate as a scrap yard.

9. Landscaping: crushed gravel and grass is acceptable for ground cover.

10. One permanent shipping container is permitted at the site. The addition of shipping containers requires an application to the Town.

11. The permanent shipping container shall be painted per the application within 12-months of the date of the notice to commence development.

12. Clear passage to the rear of the building shall be maintained for emergency services.

13. A civic address must be posted on the front and rear of the property.

14. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

15. Plan 3158AB, Block 9, Lots 16-17 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 December 18, 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