



Notice of Decision

regarding
Roof Upgrades
Plan 3872T, Block 6, Lots 11-13

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

File:	Development Permit TOB-D-03-24
Description of Development:	Roof Upgrades
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	January 16, 2024

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 roof upgrades in accordance with the Development Permit Application, narrative, and site plans received on January 16, 2024 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 16, 2024.
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. Drainage – building eavestroughs shall be positioned to the back of the building and drain to the west.
6. Construction debris must be contained to the site and removed immediately following the project completion.

7. If a dumpster is required for construction, it must be contained on the property unless approval is provided by the town to be on public property.
8. The sidewalk may be temporarily closed with barriers and fencing to protect public safety from potential falling debris. Safety signage shall be placed on the barrier to redirect public during construction. It is the responsibility of the developer to maintain a safety plan during construction.
9. The town must be notified immediately of any damage caused to municipal property during construction. Repairs will be charged to the developer and will meet the standards of the town.
10. Compliance with noise shall be met in accordance with the Community Standards Bylaw 920/21. The quiet time is between 11:00 p.m. and 7:00 a.m. daily.
11. Plan 3872T; Block 6; Lots 11-13 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. Weeds and other grasses must be properly maintained.
12. All contractors must have an active business license with the town prior to the commencement of any work.

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 February 5, 2024. 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,

A handwritten signature in black ink, appearing to read "Amanda Davis".

Amanda Davis, MBA
Development Officer