



Notice of Decision

regarding
3,120 ft² Shop with Accessory Structure Variances
Plan 3158AB, Block 9, Lots 18-19

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

File:	Development Permit TOB-D-12-24
Description of Development:	3,120 ft ² Shop with Accessory Structure Variances
Land Use Designation:	Industrial
Publication Date:	June 11, 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 a 3,120 ft² shop with accessory structure variances per the Development Permit Application, narrative, and the primary site plans received on May 29, 2024 with an amended site plan received June 10, 2024 with the following conditions:

Variances

1. That a variance is granted to reduce the side yard setback from 10 feet to 5 feet on the two accessory structures as shown on the site plan.
2. That a variance is granted to reduce the rear yard setback from 25 feet to 5 feet on one accessory structure as shown on the site plan.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on May 29, 2024 along with the revised site plan received on June 10, 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. The applicant must submit a utility servicing plan to the Town for approval and enter into a development agreement where applicable to service the lot with water and sewer. The full cost to service the lot is borne by the developer and must meet the standards set by the municipality.
6. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
7. The u-drain as proposed within the site plan shall not be connected to the municipal sanitary system unless a suitable sump system and catchment is planned. The applicant shall submit details regarding the u-drain system to the Town for approval prior to construction.
8. No outdoor storage is permitted onsite without prior approval from the Town.
9. Drainage shall be sloped towards 1st Avenue.
10. Signage: no signage was submitted as part of this application.
11. Landscaping: crushed gravel is acceptable for ground cover and landscape.
12. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 931/23.
13. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
14. Plan 3158AB; Block 9; Lots 18-19 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 July 1, 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