



Notice of Decision

regarding
Single Family Dwelling with Secondary Suite
Plan 081 4260, Block 27, Lot 44

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

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|-----------------------------|---|
| File: | Development Permit TOB-D-14-24 |
| Description of Development: | Single Family Dwelling with Secondary Suite |
| Land Use Designation: | Residential (R1) |
| Publication Date: | June 24, 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 single family dwelling with secondary suite per the Development Permit Application, narrative, and site plans received on June 17, 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 June 17, 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. Underground utilities must be located prior to construction. Click Before You Dig. Seven days advance notice shall be provided to the Town's development officer for tie-ins to the municipal service. Tie-ins shall occur during regular business hours of the Town to the standard of the town.
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. A geotechnical report was not provided by the developer. It is the developer's responsibility to ensure substructure suitability.
7. Any open excavation must be securely fenced with public safety signage during construction.
8. A civic address must be posted on the front and rear of the development.
9. During construction, a temporary civic address shall be visibly posted at the front and rear of the site.
10. The Town will supply one water meter for the property, to be installed by the contractor to the satisfaction of the municipality.
11. Secondary Suite: only one secondary suite is permitted without application to the Town.
12. Secondary Suite: shall have its own designated parking stall as per Schedule 4 of the Land Use Bylaw.
13. Secondary Suite: shall have utility services through services connections from the principal dwelling unit.
14. Secondary Suite must have proper cooking facilities, food preparation area, sleeping and sanitary facilities with are physically separate from those of the principal dwelling within the structure. The secondary suite shall have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.
15. Secondary Suite shall not be developed within the same principal dwelling containing a home occupation 2, unless it is proved to the satisfaction of the development authority that the amount of traffic generated is limited and adequate parking is available without adversely affecting the neighborhood.
16. Plan 081 4620, Block 27, Lot 44 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 before, during, and after construction.
17. Construction materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.
18. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.
19. One onsite security trailer is permitted during construction. Washroom facilities must be provided onsite for the construction crews.

20. Construction equipment and crews shall not interfere with adjacent properties. This includes the parking of equipment.
21. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 - "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."
22. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

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 15, 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,



Amanda Davis, MBA
Development Officer