



Notice of Decision

regarding
Compliance Certificate Variances
Plan 951 0543, Block 3, Lot 3

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

File:	Development Permit TOB-D-02-23
Description of Development:	Compliance Certificate Variances
Land Use Designation:	Residential (R1)
Publication Date:	January 17, 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 variance to the rear yard and side yard setbacks accordance with the Development Permit Application, narrative, and site plans received on January 16, 2023 with the following conditions:

Variances

1. To allow for a rear yard setback from the principal dwelling to be reduced from 4.5 meters to 3.52 meters.
2. To allow for a southwest side yard setback from the principal dwelling to be reduced from 1.5 meters to 1.35 meters.
3. To allow for the side yard setback from the moveable accessory structure from 1.5 meters to 0.95 meters. It is noted that the accessory structure is under 100 square feet and did not require a permit for placement. However, there is a requirement that any accessory structure, regardless of size align with the minimum setbacks.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 16, 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. Recreational vehicles shall be parked entirely on private property. Parking spaces for recreational vehicles must be clearly defined to ensure orderly parking. Recreational vehicles include motorhomes, boats, trailers, snowmobiles, bikes, and similar vehicles.
6. A maximum of two accessory structure over 100 square feet and a minimum of one accessory structure under 100 square feet are allowed with respective development permits.
7. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
8. Plan 951 0543; Block 3; Lot 3 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 February 5, 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