



Notice of Decision

regarding

Various Setback Variances for Compliance Purposes on an Existing Development
Plan 4437AD, Block 26, Lots 24-25 and E ½ 26

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

File:	Development Permit TOB-D-02-24
Description of Development:	Various setback variances for compliance purposes on an existing development.
Land Use Designation:	Residential (R1)
Publication Date:	January 9, 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 various setback variances for compliance purposes on an existing development in accordance with the Development Permit Application, narrative, and site plans received on January 8, 2024 with the following conditions:

Variances

1. To allow the front yard setback for the principal dwelling to be reduced from 25 feet to 15.74 feet.
2. To allow the side yard setback for the 10' x 12' accessory structure (shed) to be reduced from 5 feet to 3.9 feet.
3. To allow the side yard setback for the accessory structure (gazebo) to be reduced from 5 feet to 2.46 feet.
4. To allow the side yard setback for the 36' x 24' accessory structure (garage) to be reduced from 5 feet to 2.30 feet.
5. To allow for the three existing accessory structures over 100 square feet to remain onsite until such time that the structure(s) must be removed, renovated, or replaced at which point the applicant must adhere to the Land Use Bylaw requirements for accessory structures.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 8, 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. 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, boards, trailers, snowmobiles, bikes, and similar vehicles.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Services Bylaw 931/23.
7. Plan 4437AD; Block 26; Lots 24-25 and E ½ 26 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.

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 January 29, 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