



Notice of Decision

regarding
Mixed Use Building with Deck
Plan 3872T, Block 7, Lot 19

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

File:	Development Permit TOB-D-05-23
Description of Development:	Mixed Use Building with Deck
Land Use Designation:	Commercial (C1)
Publication Date:	April 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 mixed use building to include a main floor office with residential living quarters and 30' x 40' deck per the Development Permit Application, narrative, and site plans received on April 14, 2023 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on April 14, 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. Residential living quarters are not permitted on the main floor "main area" of the site plan. If in the future, residential living quarters in this area be required, the owner must submit a development permit request to the Town.

6. Office space is permitted on the main floor per the site plan. The occupant of the office space is required to obtain a business license from the Town prior to the use of the space.
7. The second-floor suite and attic/loft are classified as one residential unit.
8. Parking: the parking area must be gravelled and the six stalls defined per the site plan.
9. Fence: in the C1 district, fences, gates, walls, and other means of enclosure constructed of barbed wire, razor wire, concrete lego blocks, pallets, or other materials incompatible with a pedestrian oriented main street aesthetic are prohibited.
10. Outdoor storage: outdoor storage within the C1 district is *not* permitted.
11. Utilities and servicing connection: if municipal service upgrades are required at the location, the cost of the upgrades are the responsibility of the developer.
12. Signage: a development permit is required prior to the installation of any onsite signage.
13. Decks must be located in a manner such as to preserve the privacy of the adjacent property.
14. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 931/23.
15. Plan 3872T; Block 7; Lot 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 May 8, 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,

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

Amanda Davis, MBA
Development Officer