



Notice of Decision

regarding
4' x 8' Freestanding Construction Sign
SE ¼ 18-4-18-21W4M

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

File:	Development Permit TOB-D-05-24S
Description of Development:	4' x 8' Freestanding Construction Sign
Land Use Designation:	Urban Reserve (UR)
Publication Date:	March 19, 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 4' x 8' freestanding construction sign per the Development Permit Application, narrative, and site plans received on March 19, 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 March 19, 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 is responsible to maintain the condition of the sign at all times.
6. The applicant must ensure the sign is adequately affixed to the ground for safety.
7. The applicant must maintain 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 April 8, 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