



Notice of Decision

regarding
Roof Mounted Solar Collection System; Entry Roof Addition;
and Additional Use – Light Industrial
Plan 751 0019, Block 2, Lot 3

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

File:	Development Permit TOB-D-06-24
Description of Development:	Roof Mounted Solar Collection System; Entry Roof Addition; and Additional Use – Light Industrial
Land Use Designation:	Industrial (I)
Publication Date:	April 8, 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 roof mounted solar collection system, entry roof addition, and an additional use – light industrial per the Development Permit Application, narrative, and site plans received on April 8, 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 April 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. The Solar Collection System shall be a roof mount and may not project more than 4 feet from the surface of the roof not exceeding a maximum allowable building height of 35 feet. The solar collection system shall not extend beyond the outermost edge of the roof.

6. Additional Use – Light Industrial is added as a permitted use in the portion of the building indicated as *Shop* within the site plan. If the use and intensification of the tenant changes from light manufacturing, the applicant shall contact the development authority to confirm the continued use of the space for light industrial. An updated development permit application may be required.
7. Parking stalls P1 through P4 are assigned to the light industrial manufacturing use.
8. Parking stalls P5 through P8 are assigned to the car wash.
9. Surface works – concrete and gravel installation is permitted at the front of the property to the curb with the following contingencies:
 - a. Concrete shall not be laid over the cc value. This must be reviewed and signed off by the Town of Bassano’s public works supervisor.
 - b. The developer is responsible to replace any damaged concrete or gravel on the boulevard, or around the cc value if it is disrupted for municipal servicing or municipal repairs.
10. Outdoor storage is not permitted as part of this application.
11. A civic address must be posted on the front, side, and rear of the property.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 751 0019, Block 2, Lot 3 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.

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 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