



Notice of Decision

regarding
Minor Retail
Plan 3872T, Block 6, Lots 15-19

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

File:	Development Permit TOB-D-11-24
Description of Development:	Minor Retail
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	June 3, 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 minor retail per the Development Permit Application, narrative, and site plans received on May 31, 2024 with confirming information on June 3, 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 May 31, 2024 with confirming information on June 3, 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. A unit address must be posted on the front and rear of the development. The unit address shall be confirmed with the Town prior to installation.
6. Outdoor storage of items is not permitted as part of this application.

7. Plan 3872T, Block 6, Lots 15-19 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 before, during, and after construction.
8. The operator shall 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 June 23, 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