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## Notice of Decision

regarding  
6,500ft<sup>2</sup> Shop  
Plan 151 1466, Block 1, Lot 2

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

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File:	Development Permit TOB-D-12-23
Description of Development:	6,500ft <sup>2</sup> Shop
Land Use Designation:	<b>Industrial</b>
Publication Date:	June 13, 2023

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### 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 6,500ft<sup>2</sup> shop per the Development Permit Application, narrative, and site plans received on June 1, 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 June 1, 2023. Approval is contained to the shop and developable area on the south 1/3 of the lot as defined on the site plan.
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 must apply to the Town for approval prior to connecting to the municipal utility system.
6. There shall be no parking of any machinery or equipment that may interfere with visibility at the intersection of 2<sup>nd</sup> Avenue and 10<sup>th</sup> Street.

7. The 9 parking stalls must be clearly marked on the property.
8. No outdoor storage is permitted onsite without prior approval from the Town.
9. Drainage shall be sloped away from the building on the west side of the property towards 10<sup>th</sup> Street.
10. Signage: the applicant shall provide a copy of the proposed fascia sign to the Town for approval prior to its erection on the building.
11. Landscaping: crushed gravel is acceptable for ground cover and landscape.
12. A civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 931/23.
13. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
14. Plan 151 1466; Block 1; Lot 2 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 July 3, 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,



Amanda Davis, MBA  
Development Officer

Revised