



Notice of Decision

regarding
3,420 ft² Light Industrial Warehouse
Plan 3872T, Block 3, Lots 11-13

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

File:	Development Permit TOB-D-13-24
Description of Development:	3,420 ft ² Light Industrial Warehouse
Land Use Designation:	Industrial
Publication Date:	June 17, 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 3,420 ft² light industrial warehouse per the Development Permit Application, narrative, and site plans received on June 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 June 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 applicant must submit a revised parking plan with suitable traffic pattern for the development. The parking plan and traffic pattern must be approved by the development officer prior to construction.

6. Outdoor lighting is to be mounted no higher than 6.1 meters (20 feet) above ground. Where site lighting is provided to illuminate any parcel, building or site, the type, location and orientation of the lighting shall:
 - a. Avoid light trespass onto neighboring properties including public properties;
 - b. Not produce a glare;
 - c. Not interfere with traffic safety on public roadways.
7. No outdoor storage is permitted onsite without prior approval from the Town.
8. Signage: the applicant must submit appropriate details regarding signage in accordance with Schedule 7 of the LUB, prior to its installation.
9. Landscaping: crushed gravel is acceptable for ground cover and landscape.
10. Underground utilities must be located prior to construction. Click Before You Dig. Seven days advance notice shall be provided to the Town's development officer for tie-ins to the municipal service. Tie-ins shall occur during regular business hours of the Town to the standard of the town.
11. Any open excavation during construction must be secured.
12. Construction materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.
13. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.
14. One onsite security trailer is permitted during construction. Washroom facilities must be provided onsite for the construction crews.
15. Construction equipment and crews shall not interfere with adjacent properties. This includes the parking of equipment.
16. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 - "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."
17. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
18. During construction, a temporary civic address shall be visibly posted at the front and rear of the site.

19. The Town will supply a water meter for the property, to be installed by the contractor to the satisfaction of the municipality.
20. Plan 3872T; Block 3; Lots 11-13 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
21. The location of the weekly solid waste pick-up is from 1st Avenue, not the back alley as defined in the application once the development receives occupancy.
22. A civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 931/23.

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 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