



Notice of Decision

regarding
30' x 40' Accessory Structure
Plan 231 0451, Block 1, Lot 7

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

File:	Development Permit TOB-D-14-23
Description of Development:	30' x 40' Accessory Structure
Land Use Designation:	Urban Reserve (UR)
Publication Date:	July 14, 2023

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 30' x 40' accessory structure per the Development Permit Application, narrative, and site plans received on July 12, 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 July 12, 2023.
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 civic address must be affixed to the front, side, and rear of the property in accordance with Fire Bylaw 931/23.
6. Prior to demolition of the existing accessory structure, the applicant must provide the development officer with a demolition plan to include confirmation that all utilities have been properly disconnected, and where demolition debris will be disposed of.

7. Prior to connecting to any municipal utility system, the application must provide a servicing plan to the development officer. It is understood that the accessory structure will be unserved at this time.
8. A maximum of two (2) accessory structures over 100 square feet and a maximum of one (1) accessory structure under 100 square feet are allowed per lot.
9. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
10. Plan 231 0451; Block 1; Lot 7 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 August 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