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# Notice of Decision

regarding  
528 sq' Accessory Structure  
Plan 3154AC, Block 17, Lot 18

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

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File:	Development Permit TOB-D-17-24
Description of Development:	528 sq' Accessory Structure
Land Use Designation:	Residential (R1)
Publication Date:	July 4, 2024

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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 528 square foot accessory structure per the Development Permit Application, narrative, and site plans received on July 4, 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 July 4, 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 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 within the residential district with appropriate permits.

6. Accessory structures/buildings shall be constructed such that eaves shall be no closer than 1.5 meters (5 ft) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.
7. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 931/23.
8. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
9. Plan 3154AC; Block 17; Lot 18 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 24, 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