



Notice of Decision

regarding
Use Reclassification – Vacant Yard to Metal Fabrication/Mechanic Shop
Plan 151 0415, Block 27, Lot 22

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

File:	Development Permit TOB-D-18-23
Description of Development:	Use Reclassification – Vacant Yard to Metal Fabrication/Mechanic Shop
Land Use Designation:	Industrial
Publication Date:	September 5, 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 use reclassification from a vacant yard to a metal fabrication/mechanic shop per the Development Permit Application, narrative, and site plans received on August 31, 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 August 31, 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. Parking: vehicles and equipment shall be parked orderly to maintain the aesthetics and operations of the site.

6. Steel bin and scrap: scrap metal and other operational debris shall be contained in the disposal bins provided for in the application.
7. Landscaping: crushed gravel is acceptable for ground cover.
8. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 931/23. The address may be affixed to the fence.
9. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
10. Plan 151 0415, Block 27, Lot 22 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.

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 September 25, 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