



Notice of Decision

regarding
Home Occupation 1
Plan 3872T, Block 5, Lots 7-8

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

File:	Development Permit TOB-D-21-23
Description of Development:	Home Occupation 1
Land Use Designation:	Residential (R1)
Publication Date:	October 19, 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 Home Occupation 1 per the Development Permit Application, narrative, and site plans received on October 16, 2023 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application on October 16, 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. Should the intensification of the Home Occupation increase, written municipal approval is required from the Development Authority.
6. Per the application the Home Occupation is incidental and subordinate to the principal residential use of the dwelling and does not change the external appearance or character of

the dwelling. No business activities associated with the Home Occupation will be conducted outside the home or the accessory structure.

7. Only one Home Occupation is permitted at this location unless special approval is granted in accordance with the Land Use Bylaw.
8. There shall be no customer or client visits associated with the Home Occupation.
9. There shall be no commercial or work vehicles parked on the site associated with the Home Occupation.
10. No outdoor storage is permitted for the Home Occupation.
11. The owner must maintain an active business license with the Town.
12. A civic address must be affixed to the front and the rear of the property.
13. Plan 3872T, Block 5, Lots 7-8 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 November 8, 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