



Notice of Decision

regarding
Mini Storage
Plan 751 0019, Block 2, Lot 3

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

File:	Development Permit TOB-D-23-23
Description of Development:	Mini Storage
Land Use Designation:	Industrial (I)
Publication Date:	December 1, 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 mini storage per the Development Permit Application, narrative, and site plans received on December 1, 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 December 1, 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. Mini storage allows for the use of land with compartmentalized buildings for the storage of equipment, household or business materials, etc. but excludes the storage of hazardous goods or materials. For the purpose of this permit, mini storage does not include outdoor storage of vehicles and equipment.

6. The applicant shall provide images of the shipping containers to the development authority prior to placement within the mini storage compound. The applicant must paint all shipping containers a uniform, neutral colour within 12-months of their placement.
7. Outdoor storage is not permitted as part of this application.
8. Landscaping: crushed gravel is acceptable for ground cover.
9. Clear passage to the rear of the building shall be maintained for emergency services.
10. A civic address must be posted on the front, side, and rear of the property.
11. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
12. Plan 751 0019, Block 2, Lot 3 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 December 22, 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