



Notice of Decision

regarding
Setback Variance for Compliance Purposes on an Existing Development
Plan 761 0141, Block 24, Lot 1

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

File:	Development Permit TOB-D-29-24
Description of Development:	Setback variances for compliance purposes on an existing development.
Land Use Designation:	Medium Density Residential (R2)
Publication Date:	August 30, 2024

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 setback variance for compliance purposes on an existing development in accordance with the Development Permit Application, narrative, and site plans received on August 23, 2024 with the following conditions:

Variations

1. To allow the west side yard setback for the accessory structure (gargage) to be reduced from 1.5 meters to 1.03 meters.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on August 23, 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. Recreational vehicles shall be parked entirely on private property. Parking spaces for recreational vehicles must be clearly defined to ensure orderly parking. Recreational vehicles include motorhomes, boards, trailers, snowmobiles, bikes, and similar vehicles.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Services Bylaw 931/23.
7. Plan 761 0141; Block 24; Lot 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. Weeds and other grasses must be properly maintained.

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 19, 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