



Notice of Decision

regarding
Main Street Café

Plan 3872T, Block 7, West 25' of Lot 18

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

File:	Development Permit TOB-D-03-25
Description of Development:	Main Street Café
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	January 10, 2025

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 roof mounted solar collection system per the Development Permit Application, narrative, and site plans received on January 9, 2025 with the following conditions:

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 10, 2025.
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 civic address must be posted on the front and rear of the property.
6. Where applicable, the Town will supply a water meter for the property, to be installed by the contractor to the satisfaction of the municipality.

7. Parking: parking stalls are dedicated at the rear of the property and must be established and clearly marked for use.
8. Landscaping: crushed gravel is acceptable landscape material and must remain free of unruly vegetation to maintain the aesthetics and curb appeal of the main street.
9. Outdoor storage: outdoor storage is not permitted.
10. Refuse collection: where an increase in waste incurs at the business and a dumpster is required, it must not be visible from the main street and placed in accordance with the Land Use Bylaw.
11. Refuse collection: business owners are responsible for proper recycling of cardboard. Residential cardboard recycling services are not accessible for businesses. Where private cardboard recycling bin is located, it must not be visible from the main street.
12. Use and intensity: where the use and intensity of the café changes, the applicant must notify the development officer and may be required to update the respective development permit.
13. Signage: exterior signs require a development permit and must be applied for by the applicant.
14. Business license: the applicant must maintain a business license with the Town.
15. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
16. Plan 3872T, Block 7, West 25' of Lot 18 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 January 30, 2025. 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,

A handwritten signature in black ink, appearing to read "Amanda".

Amanda Davis, MBA
Development Officer