



Notice of Decision

regarding
2 x Fascia Sign
Plan 3872T, Block 3, Lots 11-13

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

File:	Development Permit TOB-D-05-255
Description of Development:	2 x Fascia Sign
Land Use Designation:	Industrial (I)
Publication Date:	March 31, 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 two fascia signs per the Development Permit Application, narrative, and site plans received on March 31, 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 March 31, 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. The applicant is responsible to maintain the condition of the sign at all times.
6. Any construction debris from the signage project shall be contained to the site and removed where applicable.

7. Plan 3872T, Block 3, Lots 11-13 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 before, during, and after construction.
8. The operator shall maintain an active business license with the Town.

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 April 21, 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,



Amanda Davis, MBA
Development Officer