



Notice of Decision

regarding
Demolition of Single Wide Mobile Home
Plan 1418LK, Block 1, Lot 13 and part 14

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

File:	Development Permit TOB-D-07-25D
Description of Development:	Demolition of Single Wide Mobile Home
Land Use Designation:	Residential Manufactured (RM)
Publication Date:	April 9, 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 the demolition of single wide mobile home per the Development Permit Application, narrative, and site plans received on April 9, 2025 with the following conditions:

Conditions

1. That the demolition proceeds as specified with all the documents submitted in the Development Permit Application received on April 9, 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 ensure all services are disconnected prior to any demolition.
6. The applicant must provide a drainage plan for approval to the Town.
7. The applicant shall not block or impede traffic on the back alley while demolishing the structure or hauling away debris.

8. Construction/demolition materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety.
9. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 – "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."
10. Any open excavation during construction must be secured.
11. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 1418LK; Block 1; Lot 13 and part 14 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

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 29, 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