



Notice of Decision

regarding
Assigning a Use, Compound Yard, Accessory Structures, and Variances
Plan 241 1229, Block 2, Lot 6

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

File:	Development Permit TOB-D-04-25
Description of Development:	Assigning a Use, Compound Yard, Accessory Structures, and Variances
Land Use Designation:	Public & Institutional (PI)
Publication Date:	February 11, 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 the assignment of a use, a compound yard, accessory structure, and variances per the Development Permit Application, narrative, and site plans received on January 31, 2025 with the following conditions:

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.
2. That a variance is granted to reduce the front yard setback from 25 feet to 15 feet for two accessory structures (flagpoles) as shown on the site plan. Prior to the installation of the flagpoles, the applicant shall coordinate with the town's development officer to ensure the final placement of the flagpoles do not impede corner visibility.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 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 must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
6. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile.
7. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and raise the curb stop to surface in consultation with the Town.
8. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.
9. Signage: no signage was submitted as part of this application.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 241 1229; Block 2; Lot 6 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 March 3, 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