Chief Administrative Officer
502 – 2nd Avenue | P.O. Box 299
Bassano, Alberta T0J 0B0
403-641-3788
cao@basssano.ca

Notice of Decision

regarding
Home Occupation 2
Plan 4437AD, Block 8, Lots 33-35

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

File:	Development Permit TOB-D-12-25
Description of Development:	Home Occupation 2
Land Use Designation:	Residential (R1)
Publication Date:	May 5, 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 (LUB) 921/21.

Conditions of the Development

To allow for a Home Occupation 2 (part-time in-house dog grooming service) per the Development Permit Application, narrative, and site plans received on April 28, 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 April 28, 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 Home Occupation is incidental and subordinate to the principal residential use of the dwelling and does not change the exterior appearance or character of the dwelling.

6. Allowance of the home occupation fosters small-scale business within the residential district.

7. The development permit for the use of the home occupation shall be valid only during the period of time the property is occupied by the applicant for the approved use and is not transferrable to another location or another person.

8. No outdoor storage is permitted onsite for the Home Occupation 2.

9. The home occupation shall not result in offensive noise that may be considered offensive within a residential district.

10. Signage is not included with this development. Signage may be applied for at a later date in accordance with the LUB.

11. A civic address must be affixed to the front of the property in accordance with Fire Bylaw 943/24.

12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

13. Plan 4437AD; Block 8; Lots 33-35 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 May 25, 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