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

Notice of Decision

regarding
Additional Use – Indoor Automotive Sales
Plan 071 2544, Block 1; Lot 13

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

File:	Development Permit TOB-D-21-25
Description of Development:	Additional Use – Indoor Automotive Sales
Land Use Designation:	Commercial (C2)
Publication Date:	October 1, 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 an Additional Use – Indoor Automotive Sales per the Development Permit Application, narrative, and site plans received on September 22, 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 September 22, 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 affixed to the front and secondary front yard of the property in accordance with Fire Bylaw 931/23.

6. The development shall not change any use of the municipal utility system.

7. Automotive sales shall be contained within the building pursuant to the site plan.

8. Parking stalls: parking stall identifiers must be used to mark each parking stall as provided within the site plan.

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

10. Plan 071 2544; Block 1; Lot 13 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

11. With the addition of the Indoor Automotive Sales at this location, development permit TOB-D-19-23 for a Food Truck has been cancelled.

12. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.

13. Construction equipment and crews shall not interfere with adjacent properties. This includes the parking of equipment.

14. 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."

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 October 22, 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
Development Officer