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

Notice of Decision

regarding
Damsite Deals and Thrift Store
Plan 3872T, Block 6, Lot 15-19

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

File:	Development Permit TOB-D-01-26
Description of Development:	Damsite Deals and Thrift Store
Land Use Designation:	Main Street Commercial (C1)
Publication Date:	January 9, 2026

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 change in use and relocation within existing building per the Development Permit Application, narrative, and site plans received on December 5, 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 December 5, 2025.

2. Any changes to approved drawings or development matters require 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 posted on the front and rear of the property.

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

7. Parking: parking stalls are dedicated at the front of the property and must be established and clearly marked for use.

8. Landscaping: site frontage must remain free of unruly vegetation to maintain the aesthetics and curb appeal of the main street.

9. Outdoor storage: outdoor storage is not permitted.

10. Refuse collection: where an increase in waste incurs at the business and a dumpster is required, it must not be visible from the main street and placed in accordance with the Land Use Bylaw.

11. Refuse collection: business owners are responsible for proper recycling of cardboard. Residential cardboard recycling services are not accessible for businesses. Where private cardboard recycling bin is located, it must not be visible from the main street.

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. Use and intensity: where the use and intensity of the store changes, the applicant must notify the development officer and may be required to update the respective development permit.

15. Signage: exterior signs require a development permit and must be applied for by the applicant.

16. Business license: the applicant must maintain a business license with the Town.

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

18. Plan 3872T, Block 6, Lot 15-19 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.

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

Due to the transition of development officers and delay in decision the 21-day waiting period is waived. 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.

Thank you for your diligence and patience in the development permitting process

Sincerely,

Jeremy Wickson, MBA, ALUP
Development Officer