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

Notice of Decision

regarding
Single Unit Dwelling
Plan 771 1039, Block 2, Lot 14

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

File:	Development Permit TOB-D-06-26
Description of Development:	Single Unit Dwelling
Land Use Designation:	Residential (R1)
Publication Date:	May 20, 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 single unit dwelling per the Development Permit Application, narrative, and site plans received on April 10, 2026, 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 10, 2026.

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. Underground utilities must be located prior to construction. Click Before You Dig. Seven days advance notice shall be provided to the Town's development officer for tie-ins to the municipal service. Tie-ins shall occur during regular business hours of the Town to the standard of the town.

5. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.

6. A geotechnical report was not provided by the developer. It is the developer's responsibility to ensure substructure suitability.

7. Any open excavation must be securely fenced with public safety signage during construction.

8. A civic address must be posted on the front of the development.

9. During construction, a temporary civic address shall be visibly posted at the front of the site.

10. The Town will supply a water meter for the property, to be installed by the contractor to the satisfaction of the municipality.

11. Plan 771 1039, Block 2, Lot 14 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 before, during, and after construction.

12. Construction 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. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.

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

14. One onsite security trailer is permitted during construction. Washroom facilities must be provided onsite for the construction crews.

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

16. 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."

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

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 1, 2026. 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,

Jeremy Wickson, MBA, ALUP
Development Officer