



Notice of Development

Date: September 21, 2018

Location: 4719 – 49 Avenue, Bashaw, AB

Legal Description: Lot 4, Block H, Plan 2814 TR

Zone: General Residential (R2) District

Proposed: Construction of a 16 X 32 ft. Garage, 12 ft. Wall Height

This is to notify you that an application for Development is being considered; with respect of Application #2018 – 08 which involve development described as follows:

The Discretionary considerations that may Impact Residents:

1. **Discretionary Condition:** Section 2, Subsection: 2.9 Building size: An accessory building shall not have a wall height exceeding 3 meters (10 feet). Development Authority, as per section 13.7.2 can deem the application to be an exercise in discretion and therefore must be advertised under section 17.

The height listed on the bylaw is 10 ft. the developer is proposing a height of 12 ft.

As per the LUB 675 – 2004 the Development authority shall immediately mail a notice in writing to the registered owners of all land within 60 metres of the proposed development, and to any other person who may, in his opinion, be affected;

The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Authority may appeal to Secretary of the Subdivision and Development Appeal Board within 21 days after the notice of the decision is given.

Anyone affected by this proposal is required to submit their appeal in writing along with the \$ 150.00 Appeal fee; to the Secretary of the Subdivision and Development Appeal Board:

Please provide your feedback by October 12, 2018, 4: 30pm.

Email: cao@townofbashaw.com or Mail: Town of Bashaw, Box 510, 5011 – 52 Avenue, Bashaw, AB, T0B 0H0.

Respectfully,

Theresa Fuller
Development Officer

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