



Notice of Development

Date: July 12, 2019

Location: 5024 – 46 Avenue, Bashaw, AB

Legal Description: Lot 5, Block 19, Plan: 0523030

Zone: Highway Commercial (C2)

Proposed: Construction of a 40 X 60 Ft. Building with Breezeway

This is to notify you that an application for Development is being considered; with respect of Development Application #2019 – 07 which involve development described as follows:

The Discretionary considerations that may Impact Residents:

1. **Discretionary Condition:** Proposed front setback will be flush with property line, aligning with existing building. Bylaw requires 8 meters.
2. **Discretionary Condition:** Accessory building height of proposed building will be 6 meters. Bylaw height is 3 meters.
3. **Conditions:** Developers responsibility to contact Alberta Transportation and comply with any conditions they request, due to proximity to highway 53.

As per the LUB 780 - 2018 the Development Officer may, at their discretion, do any or all of the following in 4.6 (6); (c) Advertise a notice of decision to be published on the Town of Bashaw's administration office bulletin board. (d) advertise a notice of decision to be published on the Town of Bashaw's website.

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 August 2, 2019, 12:00 pm.

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

Respectfully,

Theresa Fuller
Development Officer

Notice Posted on Town Administration Bulletin Board July 12, 2019 and Town Website, July 15, 2019

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