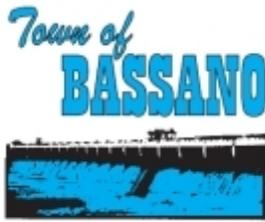


AGENDA

Meeting: September 21, 2020 6:00 p.m. – 9:00 p.m.
Virtual meeting: <https://call.lifesizecloud.com/5254680>

-
1. **CALL TO ORDER - SPECIAL MEETING**
 2. **EXCUSED FROM MEETING**
 3. **ADOPTION OF AGENDA**
 4. **NEW BUSINESS**
 - 4.1 Land Use Bylaw Amendment – Detached Accessory Dwelling Units
 5. **ADJOURNMENT**



OPEN DISCUSSION

Meeting: September 21, 2020

Agenda Item: 4.1

Land Use Bylaw Amendment – Accessory Dwelling Units

BACKGROUND:

Development permit TOB-D-01-20 was issued for the demolition of a 28' x 8' garage to be replaced with a 32' x 40' garage (as shown in Attachment 1). It was later discovered that the applicant constructed living quarters in the garage. This is not permitted within the Town's Land Use Bylaw (LUB). In consultation with administration and the Town's planner, the applicant prepared a LUB amendment application to request an allowance for an accessory dwelling unit.

A special council meeting is required to discuss accessory dwelling units to understand if the Town is prepared to initiate this development strategy.

The Intergenerational and Multigenerational Tiny Home Pilot Project strategy prepared in 2019/20 provides the framework for this type of new development and requires considerable planning to prepare for implementation. The draft Municipal Development Plan outlines the Town's intention to allow for higher density dwellings with the use of accessory dwelling units.

The application to amend the LUB requires that the council begin discussions and public consultations to move forward with various development tactics that were not anticipated for 1.5-2 more years.

INTRODUCING DETACHED ACCESSORY DWELLING UNITS IN BASSANO

This report is to discuss options for introducing detached accessory dwelling units into Bassano. An accessory dwelling unit is an umbrella term to refer to an additional home on a lot already occupied by a main residence. The word detached refers to the fact that this type of dwelling is not inside or attached to the primary residence in contrast to a secondary suite, which is situated within the main house.

The Town of Bassano LUB does allow secondary suites in two land use districts but does not currently allow detached accessory dwellings. This type of housing has been growing in popularity across North America and some cities and towns in Alberta have introduced regulations to allow this housing form.

The topic of detached accessory dwelling units falls into a larger discussion Council has been engaged in over the last year about how the Town can reach their community goals of better meeting the needs of current residents, attracting new residents and improving the local economy. This strategic planning process has included a suggestion to increase opportunities for rental accommodation in the Town by introducing secondary suites in detached accessory buildings.

INTRODUCING DETACHED ACCESSORY DWELLING UNITS

The impetus for bringing forward this discussion today is a desire by the homeowners at 415 - 7 Avenue to use a new garage as a dwelling unit for their adult children. They had begun constructing a new garage with a dwelling unit before they were informed that this is not currently an allowable use in the land use bylaw. They have since submitted a plan amendment to add detached accessory dwellings into the Bassano LUB. They believe that this change will be beneficial for the following reasons:

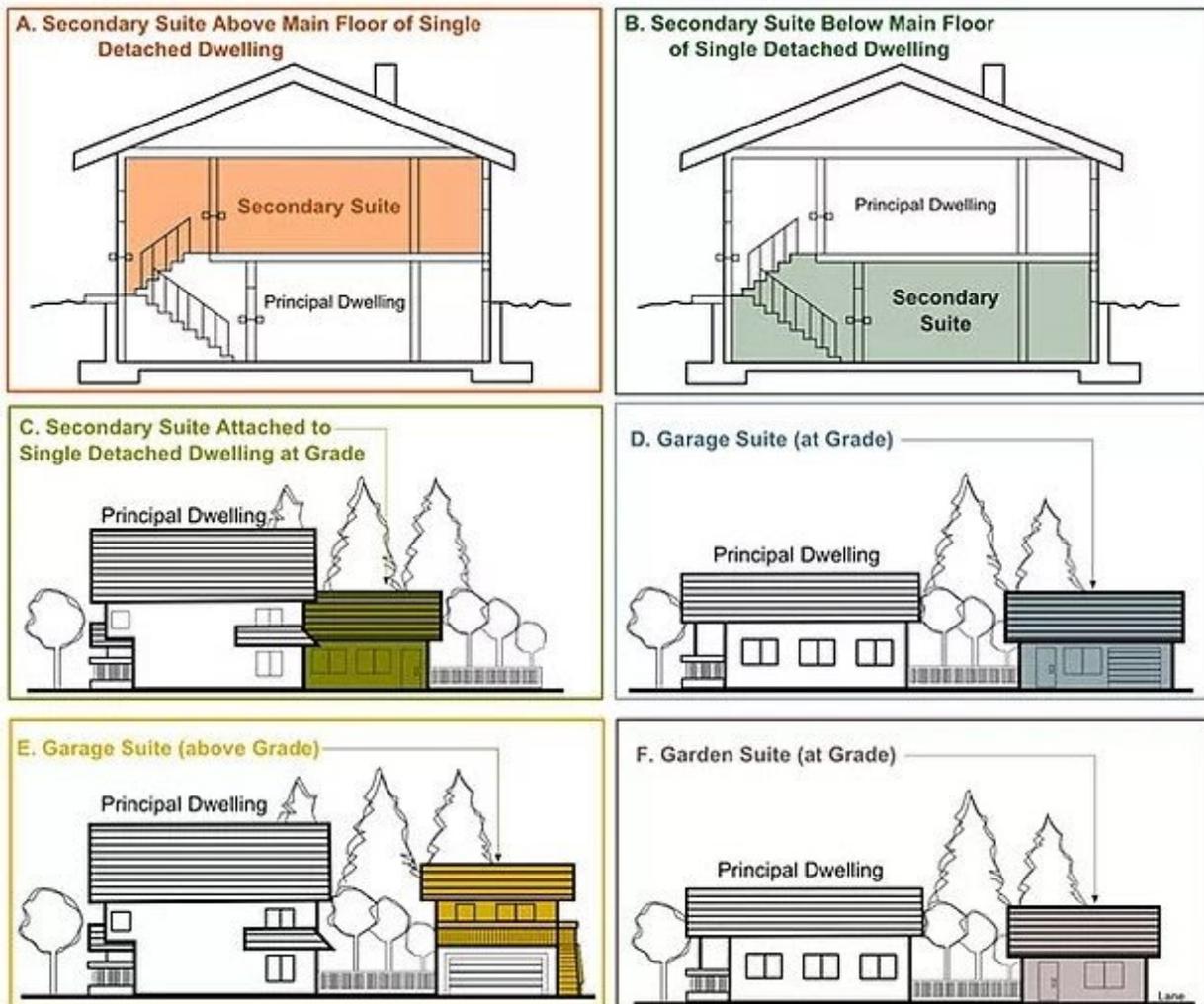
- enabling multi-generational living, where aging parents or adult children can live close to their families
- providing an option for people wanting to downsize and age in place, without having to leave their property
- providing an income source for homeowners if the unit is rented

Before moving forward with a LUB amendment it is important for Council to consider the broader implications of introducing accessory dwellings into Bassano. To this end the following key points are expanded on in this report:

1. The type of detached accessory dwelling units to include
2. The location of detached accessory dwelling units
3. How to regulate detached accessory dwelling units
4. How to introduce detached accessory dwelling units into Bassano

1. Types of Detached Accessory Dwellings

Detached accessory dwelling units can go by many names, but they all share the same basic features. A detached accessory dwelling is a second home on the same lot as a principle building that is smaller (subordinate to the main residence) and is in the side or rear of a lot. The below figure shows different options for where an ADU can be situated.



When introducing detached ADUs it is important to consider if you want to provide all the options shown above or only certain configurations, and what the impact on regulations will be for each scenario.

2. Location of Detached Accessory Dwellings

Currently secondary suites are only allowed as a discretionary use in the R1 and UR land use districts. Detached accessory dwelling units might be appropriate in the same land use districts or in additional ones. It is vital to consider where you would want to introduce detached accessory dwellings units not only in terms of land use districts, but also in regards to appropriate sites in the Town. To this end, the following locational criteria should be considered:

- Should a laneway/alley be required in order to develop a detached ADU?
- Should ADUs only be developed on corner sites initially?
- What are the servicing constraints in different areas of the Town that would make it easier or harder to develop an ADU?
- Do lots need to be a certain minimum size to accommodate an ADU and if so are there only certain areas where this type of housing form would fit?

3. Regulating Accessory Dwelling Units

Introduction of detached ADUs requires careful consideration of how best to regulate them. The plan amendment submitted by the property owners of 415 - 7 Avenue did not include any proposed regulations. There are many examples from other communities, but in general land use bylaw requirements for ADUs include:

- additional off-street parking
- minimum and/or maximum dwelling sizes
- lot size requirements
- maximum site coverage

Depending on how you want ADUs integrated into Bassano, additional land use bylaw requirements might include:

- design in anticipation of high turnover (i.e. low maintenance landscaping and building exteriors)
- requirement for enhanced landscaping
- designated amenity areas for suite tenant (i.e. decks/porches, outdoor garden space)
- window location requirements for second story units
- building setbacks and maximum height

4. Approach to Introducing Accessory Dwelling Units

While the impetus for this report today is a specific resident's desire to develop a detached ADU, Council should consider how a land use bylaw amendment fits in with broader strategic goals and planning priorities.

Some questions to consider in approaching this amendment include:

- Would you want to do a phased or pilot approach, allowing ADUs only in limited locations or a limited number to start?
- How would you want to engage the public? It is recommended to consider some information sharing and engagement opportunities prior to the public hearing since this would be a new housing form in Bassano
- What is the best timing for introducing ADUs into the land use bylaw? How does this amendment fit with other planning priorities? The Town will likely be pursuing a full review and re-write of the LUB in 2021, which would be another opportunity to address ADUs.

Staff is looking for some direction on the above questions to determine how best to proceed with this LUB amendment. The two main options are:

1. If Council is open to adding ADUs into the land use bylaw at this time, then regulations can be developed and brought forward to a future Council meeting. Staff would be looking for direction from Council on the criteria for regulating ADUs that is identified in item 3 of this report.
2. If Council is not open to adding ADUs at this time, the applicant would be given the opportunity to withdraw their amendment application or move forward with it to a Council meeting. Council could then vote on the amendment.

CONCLUSION

The introduction of detached ADUs into Bassano needs to be carefully considered to ensure that this housing form fits into neighbourhoods, can be adequately serviced, and helps achieve the broader goals of the Town.

CAO COMMENTS:

A strategically planned accessory dwelling unit initiative creates a competitive advantage for Bassano, it can generate income for residents, remove barriers, unlock investment capital, and allow for a more sustainable use of land and resources. It is strongly recommended that an accessory dwelling unit initiative is planned and connected to the strategies that have been developed over the past two years.

To supplement the information provided in this report, council should refer to the Intergenerational and Multigenerational Tiny Home Pilot Project Phase 2 Report and Phase 3 Report (*confidential*) and the vision planned for community development.

A visualization exercise is necessary and will form part of the discussion. As outlined in the Intergenerational and Multi-Generational Tiny Home Pilot Project, Phase 1 of the Implementation Plan listed three Tactics:

- 1.1 Deploy Age-Friendly Village pilot project (In-progress FAB Village Square);
- 1.2 Concept Design of a Business Innovation District (Initiated as per of Main Street revitalization plan); and
- 1.3 Deploy an Age-Friendly Secondary Suite pilot program.

Phase 2 of the Implementation Plan listed three additional Tactics:

- 2.1 Expand Age-Friendly Village as required;
- 2.2 Add Age-Friendly Secondary Suites as required; and
- 2.3 Implement municipal policies for secondary suites, home-based businesses, and pocket lot subdivisions.

Both Tactic phases influence the discussion related to ADU's.

Connecting Everything Together

Council revised its strategic priorities on September 14, 2020. Goal 3, lists immediate infrastructure renewal projects to include the lagoon upgrade and 5th Avenue and 2nd Avenue revitalization. MPE is preparing an Order of Magnitude for council to determine how many blocks of 5th Avenue and 2nd Avenue may be revitalized as part of the upgrade. Council made it clear at the August 24, 2020 planning meeting, that as part of the 2nd Avenue revitalization project a public consultation commences regarding the future development of Main Street. A concept Design of a Business Innovation District (BID) and Main Street planning are directly connected.



The BID concept includes an expansion of accessory dwellings and home-based businesses. The district must be planned to effectively develop and implement policies (as outlined in 2.3).

Another example, 1.3 Deploy an Age-Friendly Secondary Suite pilot program and 2.2 Add Age-Friendly Secondary Suites refers to accessory dwelling units. In planning this type of pilot program, it is important to develop a strategy as outlined in the report to create opportunities and not to over saturate a market. Refer to the images below as part of the initial discussion.



Fig 3: Distribution of Corner Lots in Bassano

Simply put, the LUB Amendment should not be viewed as an independent application on one lot or one development because it has greater impacts on the Town's overall growth strategies all of which require careful planning. Tonight's discussion is a starting point to initiate the process.

The applicant was advised that this process could take a minimum of 12-months based on planning procedures and public consultation requirements.

ALIGNMENT WITH STRATEGIC PLAN

Goal 2 – Task 1 – Development Permit Simplification – Municipal Development Plan

Goal 2 – Task 3 – Implementation of the Intergenerational and Multigenerational Tiny Home Pilot Project Bassano

Attachments:

1. Development Permit TOB-D-01-20
2. Land Use Bylaw Amendment Application
3. Municipal Development Plan – *Draft*

Prepared by: Amanda Davis, CAO and Madeleine Baldwin, Planner

Note: The Municipal Development Plan is in a *draft* format and was initially prepared in mid-2019 before the Intergenerational and Multigenerational Tiny Home Pilot Project study was complete. Much of the planning intent was integrated into the MDP however, since approving the report, additional MDP revision is required. This includes recent revisions of the Strategic Plan.

The review of a fully revised MDP will be scheduled in the coming weeks. The MDP is included to help guide discussions.



“The Best in the West by a Damsite”



Chief Administrative Office
502 - 2nd Avenue
P.O. BOX 299
BASSANO, ALBERTA T0J 0B0

PHONE: 403-641-3788
FAX: 403-641-2585
www.bassano.ca

**CONFIRMATION TO COMMENCE WORK
TOB-D-01-20**

March 3, 2020

Quinton Wirachowsky
~~XXXXXXXXXX~~
Bassano, AB T0J 0B0

Sent via email: quinton.w@hotmail.ca

Dear Mr. Wirachowsky,

Re: Confirmation to Commence Work (TOB-D-01-20)

This letter confirms that development may commence in accordance with the Notice of Decision dated February 11, 2020 to allow for the demolition of a 28'x8' garage and construction of a 32'x40' garage per the Development Permit Application and site plan received on February 7, 2020 as the Town did not receive any appeals within 21 days of the decision being posted.

The conditions of development permit for Plan 4437AD, Block 10, Lots 8-10 are outlined below and must be adhered to in accordance with the application received on February 7, 2020.

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application and site plan received on February 7, 2020. Any changes to the approved drawings require the written approval of the Development Officer.
2. 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.
3. Any future development (demolition or new) must comply with the Town of Bassano's Land Use Bylaw which is subject to change from time to time.
4. The applicant must complete an Alberta One Call before any excavation occurs.

As a reminder, all contractors and subcontractors are required to have an active business license with the Town of Bassano before they undertake work within our corporate limits. Business licenses can be obtained at the Town Office.

A copy of your development permit application is attached for your records. If you have any questions, contact the undersigned at 403-641-3788 or cao@bassano.ca.

Sincerely,

A handwritten signature in black ink that appears to read "Amanda".

Amanda Davis, MBA
Interim CAO

Enc.

TOWN OF BASSANO
ACCESSORY BUILDING DEVELOPMENT PERMIT

APPLICATION
RECEIVED

Date of Application: Feb. 7, 2020

Development Permit Application No. TOB-D-01-20

IMPORTANT NOTICE: This application **does not** permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.

**THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.**

APPLICANT INFORMATION

Name of Applicant: Quinton Wirachowsky

Mailing Address: XXXXXXXXXX

City: Bassano

Postal Code: TOJ 0B0

Phone: XXXXXXXXXXXX

Phone (alternate): XXXXXXXXXXXX

Fax: XXXXXXXXXXXX

Email: quinton.w@Hotmail.ca

Is the applicant the owner of the property? Yes No
IF "NO"

Name of Owner: _____

Mailing Address: _____

City: _____

Postal Code: _____

Phone: _____

Phone (alternate): _____

Fax: _____

Applicant's interest in the property: Agent Contractor Tenant Other _____

PROPERTY INFORMATION

Municipal Address: 415 7th Ave Roll Number: 374000

Legal Description: Lot(s) 8,9,10 Block 10 Plan 4437AD

Land Use District: Residential

What is the existing use? SFD

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- Construct an accessory building or structure (if greater than 500 ft² see abandoned well information section)

The accessory building is a:

- Garage (detached) (if greater than 500 ft² see abandoned well information section)
- Shed/workshop (if greater than 500 ft² see abandoned well information section)
- Other _____
- Other _____

Describe the proposed use, any changes from existing use, and any work to be done.

Existing garage will be removed to accommodate new building

- Vinyl siding (grey/green)

- Asphalt shingles

- Footing + 4' frostwall

- Gas + plumbing to bldg.

BUILDING REQUIREMENTS

	Principal Building		Office Use		
Parcel Size	11,250	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	11,250	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	
Building Size	1280	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft.	1,280	<input type="checkbox"/> m ² <input checked="" type="checkbox"/> sq. ft.	
Height of Building	24' 4"	<input type="checkbox"/> m <input type="checkbox"/> ft.	24' 4"	<input type="checkbox"/> m <input type="checkbox"/> ft.	Wall height < 10'
Proposed Setbacks from Property Lines					
Front		<input type="checkbox"/> m <input type="checkbox"/> ft.	35	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Rear	27	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	27	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Side	28	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	28	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Side	7	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	7	<input type="checkbox"/> m <input checked="" type="checkbox"/> ft.	
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot		<input type="checkbox"/> Corner Lot		

WAIVERS

Is a waiver of one or more standards of the Land Use Bylaw being requested?

Yes

No

If yes, please specify: _____

ABANDONED WELL INFORMATION

This applies to developments that require a new permit from the municipality for:

- new buildings larger than 500 sq. ft. (47 sq. m.), or
- additions to buildings that will result in the building being this size or larger.

If your development proposal fits the criteria above, you are **required** to do the following:

1. Obtain map and well information

Please go to the ERCB's Abandoned Well Viewer (viewer) on the ERCB website at www.ercb.ca. The viewer will provide a map identifying all recorded abandoned well surface locations in the selected area and list any additional details that are available, including the licensee(s) of record and the latitude and longitude of each well's surface location.

If you do not have Internet access or have questions about the information provided by the viewer, you may contact:

- the ERCB Customer Contact Centre by telephone at: **1-855-297-8311 (toll-free)**, or
- by e-mail at: Inquiries@ercb.ca, or
- the ERCB Information Services by mail at: **Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4.**

2. Submit the following as part of your development permit application

- the ERCB information, including a map of the search area from the viewer and a statement that there are no wells in the project area or a list and map identifying the location of abandoned wells within the search area (including the surface coordinates, as provided by the viewer or ERCB Information Services); and
- if an abandoned well is present, a detailed site plan must be provided that accurately illustrates the actual well location (i.e. latitude, longitude) on the subject parcel as identified in the field and the setback established in the ERCB Directive 079 (a minimum 5 m radius around the well) in relation to existing or proposed building sites.

If there is an abandoned well located in the area of the proposed surface development, the applicant is advised to contact the well licensee of record for any additional information that may be needed or to physically locate the well, and to discuss the proposed development and abandoned well issue in more detail.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

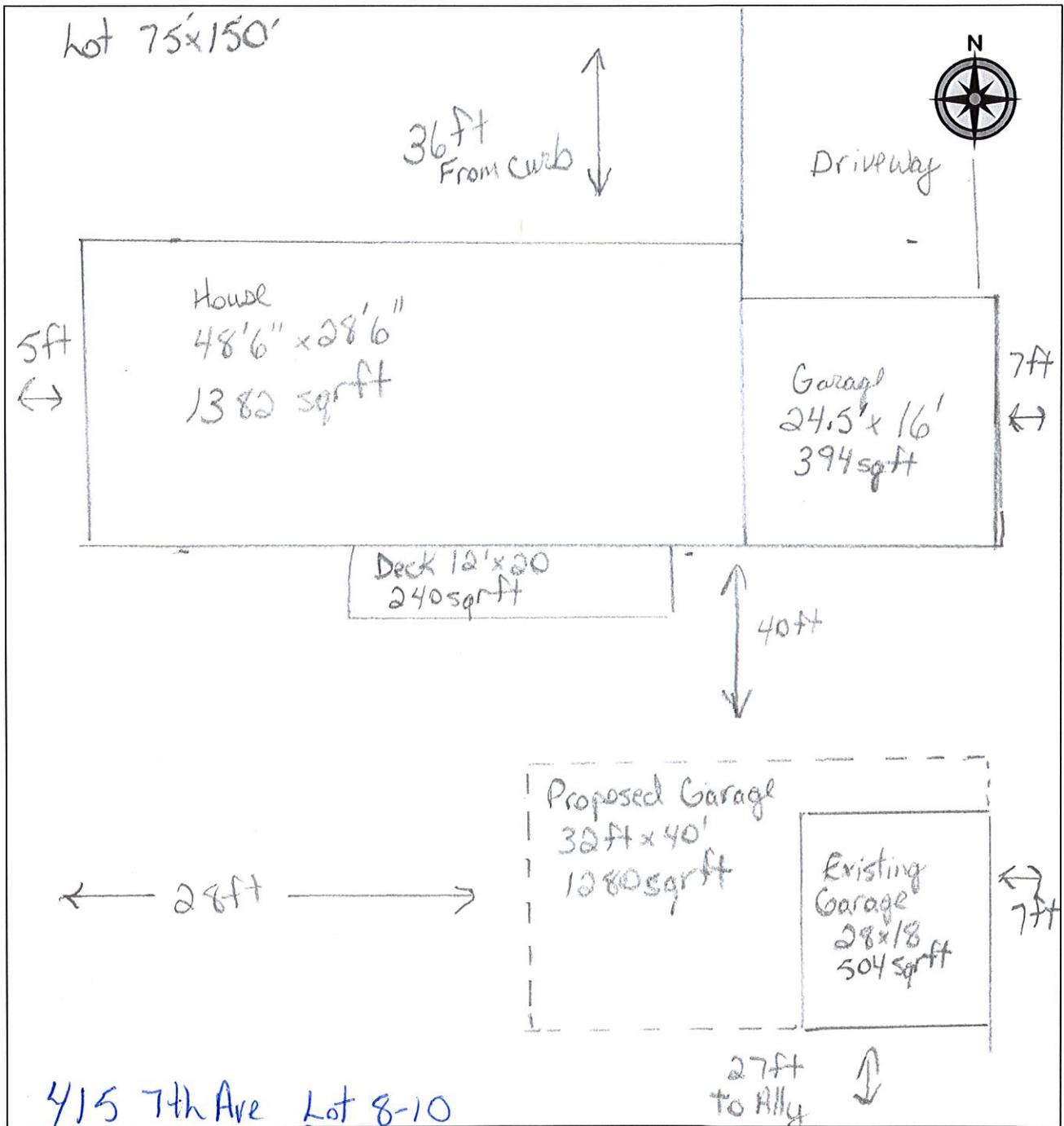

APPLICANT

Registered Owner (if not the same as applicant)

**TOWN OF BASSANO
ACCESSORY BUILDING DEVELOPMENT PERMIT APPLICATION**

SKETCH OF PROPOSED DEVELOPMENT

Where development involves **BUILDING** and not just a change in use, please provide a sketch of the proposed development. Be sure to include any existing structure(s) (indicate using a **solid line**) and the proposed addition(s) or new building(s) (indicated using a **dashed line**). Include the information required for a site plan.



415 7th Ave Lot 8-10
Block 10
Plan 4437AD

TOWN OF BASSANO
LAND USE BYLAW OR STATUTORY PLAN AMENDMENT APPLICATION

Date of Application: Aug 21/20

Bylaw No.	845-13
-----------	--------

IMPORTANT NOTE: Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 12 months after the date of refusal.

APPLICANT INFORMATION

Name of Applicant: Quinton Wirachowsky / Stacie Wirachowsky
Mailing Address: ~~XXXXXX~~ Phone: ~~XXXXXXXXXXXX~~
Phone (alternate): ~~XXXXXXXXXXXX~~
City: Bassano Email: quinton-w@hotmail.ca
Postal Code: T0J 0B0

Is the applicant the owner of the property? Yes No
↓ IF "NO"

Name of Owner: _____
Mailing Address: _____ Phone: _____
Phone (alternate): _____
City: _____ Email: _____
Postal Code: _____

Applicant's interest in the property:

<input type="checkbox"/>	Agent
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	Tenant
<input type="checkbox"/>	Other _____

PROPERTY INFORMATION

Municipal Address: 415 7th Ave Roll Number: 374000
Legal Description: Lot(s) 8-10 Block 10 Plan 4437AD
OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

What is the proposed amendment?

Land Use Bylaw Text Amendment
 Municipal Development Plan Amendment

Land Use Redesignation
 Area Structure Plan Amendment

IF A LAND USE REDESIGNATION:

Current Land Use Designation:

Amendment to include detached secondary/backyard suites.

Proposed Land Use Designation
(if applicable):

N/A.

Section 48 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

- The proposed designation and future land use(s);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land from Urban Reserve to another district;
- multiple parcels of land are involved;
- more than four lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- internal public roads would be required;
- municipal services would need to be extended; or
- required by Council or the Subdivision and Development Authority.

The Designated Officer or the Subdivision and Development Authority may also require a:

- geotechnical report; and/or
- evaluation of surface drainage and any other information

if deemed necessary by the Designated Officer or the Municipal Planning Commission.

Application Fee of \$600.00 payable to the Town of Bassano is included.

IF AN AMENDMENT IS FOR ANYTHING OTHER THAN A LAND USE REDESIGNATION:

Attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

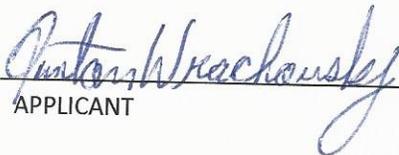
SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

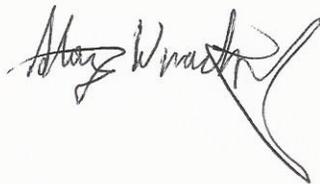
DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).


APPLICANT

Registered Owner (if not the same as applicant)



Quinton and Stacie Wirachowsky

~~XXXXX~~

Bassano, AB

TOJ OBO

August 21, 2020

Town of Bassano:

Town Council,

Members of the Municipal Planning Commission and

Development Officer

Box 299

Bassano, AB

TOJ OBO

On February 7, 2020 documents for the planned construction on our property at 415 7 Avenue were hand delivered to the Town Office. Development Permit TOB – D – 01 - 20 was obtained and applicable fees of \$50.00 were paid. On April 13, 2020 the required Building Permit Application was submitted to Superior Safety Codes and Building Permit 017SSC-20-B004 was issued on May 13, 2020. Construction of the accessory building started in mid June.

As of today, we invested over \$80,000.00 in the new structure with more expenses to come. On August 4th, 2020 we were contacted by Amanda Davis, CAO that we are unable to proceed with use the building as originally approved. During the application process we were not made aware that living quarters (shown on the drawing) were not permitted in an accessory building. At that point construction plans could have been changed and project cost would have been reduced by approximately 50%. The building is 85% completed.

Land Use Bylaw amendment:

Request consideration of amending the Town of Bassano Land Use Bylaw 845-13 to include Detached Secondary/Backyard Suites in Residential Areas – R1.

A detached Secondary/Backyard Suite, will be a dwelling unit that is accessory to, but not attached to a single family dwelling residence that would provide basic requirements for living, sleeping, cooking and sanitation.

This type of housing would provide residents in our community with additional housing and income options:

1) Multigenerational Living – Town

- a. Backyard suites can enable multigenerational living, where aging parents or young adults can live close to their families, while still have privacy and independence.

(This was the goal for our two young adult children).

- b. Allowing families to stay together. An owner may provide a secondary suite as a first home for an adult child or as nearby accommodation for an elderly relative.

2) Downsize & Age in Place

- a. With Detached Secondary/Backyard Suites, long-time residents can downsize into a smaller housing unit on their own property and age in their community when their main home becomes too much work.
- b. Residents on a fixed income and frail seniors can remain in their own homes longer by renting a secondary suite. Having someone living close by like an on-site care giver, can provide a needed service and a sense of security to the owner.

3) Rental Income

- a. Allow homeowners to earn additional income to help meet the cost of homeownership.
- b. A Detached/Backyard Suite will maintain the privacy of the principal dwelling unit.
- c. Use the Suite as an investment and/or retirement income.
- d. Mortgage helper - With rising housing costs purchasing a house with a Suite or constructing a Suite can make it possible for new homebuyers with limited income to purchase a home.

4) Affordable Housing

- a. Lower rent payments.

Required application information:

- No change of land use designation is required.
- Statutory plans will not be affected.
- Development suitability is already established by approving Accessory Building in residential areas.
- It will not affect surrounding areas, uses or neighbouring properties any different than a Secondary Suites and an Accessory Buildings currently allowed within the Land Use Bylaw.
- Availability of services – water, sewer, gas and electricity are already present on residential properties.
- No impacts to public roads – Same impact as Secondary Suites in Primary Dwellings.
- Descriptive narrative for Area Structure Plan - not applicable.
- Geotechnical reports – not applicable.
- Evaluation of surface drainage – not applicable.

Thank you for your time considering an amendment to the Land Use Bylaw to include Detached Secondary/Backyard Suites within the Town of Bassano to provide residents with more housing options.

We are looking forward hearing from you.

Sincerely,

Quinton and Stacie Wirachowsky

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MUNICIPAL
DEVELOPMENT PLAN

BYLAW X - AUGUST 2020

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PART 1: INTRODUCTION

1.1 ROLE AND CONTENT OF THE PLAN

A Municipal Development Plan (MDP or Plan) is a long-range planning document that outlines a vision for a community's future. The purpose of this Plan is to express how Bassano sees itself in the future and what actions are needed to achieve important community-based goals to create a complete, sustainable community.

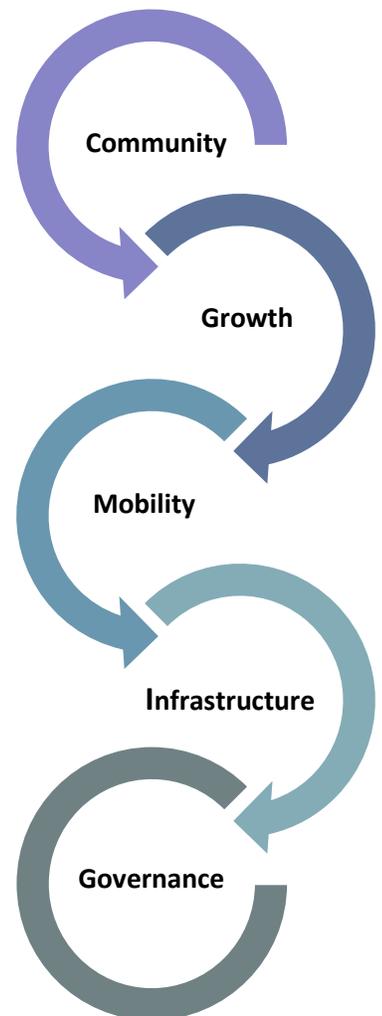
The content of this Municipal Development Plan is designed to provide a roadmap for growth of the community, as well as the financial and social well-being of Bassano. It is intended that the policies be interpreted as guides in the Town's actions, to inform development and management decisions and act as a blueprint to building the Bassano that the community envisions. All statutory planning documents, including Area Structure Plans (ARPs), Area Redevelopment Plans (ARPs) and the Land Use Bylaw, must be consistent with the policies contained within this Plan.

The Plan is intended to guide the future of the Town of Bassano by defining goals and establishing polices for:

- ▶ **Community**
- ▶ **Growth**
- ▶ **Mobility**
- ▶ **Infrastructure**
- ▶ **Governance**

As per the Municipal Government Act, a municipal development plan must address:

- the future land use within the municipality;
- the manner of and the proposals for future development within the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities;
- the provision of municipal services and facilities either generally or specifically;
- policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities; and
- policies respecting the protection of agricultural operations.



In addition, the plan may address:

- proposals for the financing and programming of municipal infrastructure;
- the coordination of municipal programs relating to the physical, social, and economic development of the municipality;
- environmental matters within the municipality;
- the financial resources of the municipality;
- the economic development of the municipality;
- the municipality’s development constraints, including the results of any development studies and impact;
- analysis, goals, objectives, targets, planning policies and corporate strategies; and
- any other matter relating to the physical, social or economic development of the municipality.

1.2 PLANNING CONTEXT

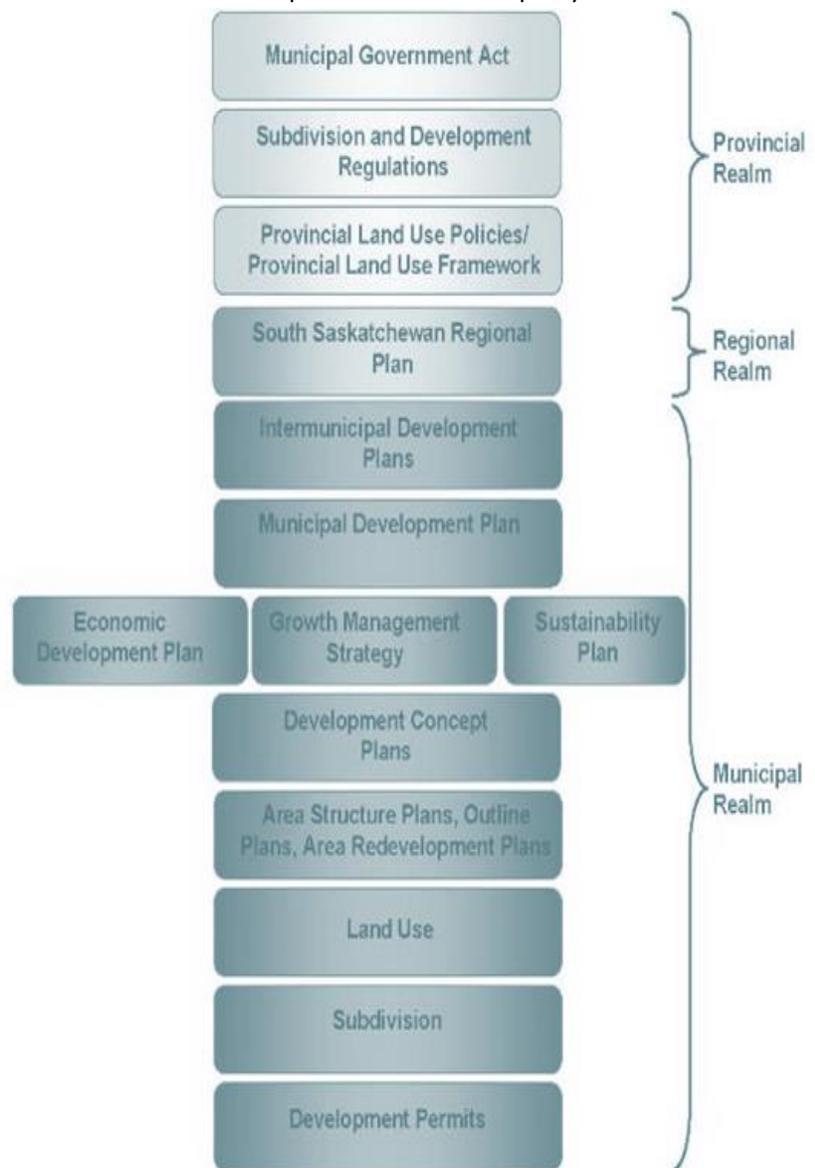
The MDP should not be interpreted as a stand alone document, but rather an integral component of a larger context of provincial, regional and municipal documents and regulations that work together to provide consistency for municipalities throughout Alberta.

Provincial Realm

The *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals, and ensure that the public is involved with planning at a local level.

Regional Realm

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument developed pursuant to section 13 of the *Alberta Land Stewardship Act*. The SSRP uses a cumulative effect management approach to set policy direction for municipalities to achieve desired environmental, economic, and



social outcomes within the South Saskatchewan Region until 2024. A community’s MDP must comply with the SSRP, which came into effect September 1, 2014.

Municipal Realm

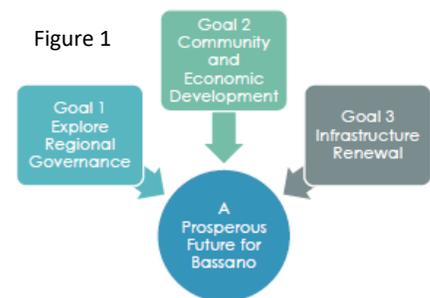
An MDP does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Town, including:

- Town of Bassano Strategic Plan
- Town of Bassano Integrated Community Sustainability Plan
- Beautify Bassano Initiative
- Town of Bassano Infrastructure Master Plan 2018 Update
- Town of Bassano Land Use Bylaw No. 845-13
- Town of Bassano & County of Newell Intermunicipal Development Plan Bylaw No. 855-15

Town of Bassano Strategic Plan 2019-2025

In 2018, a comprehensive strategic planning and visioning exercise was completed by Town Council for the purpose of identifying where the elected body wanted to see the community in the future. The process resulted in the development of a shared vision and an understanding of how the decisions Council members make could influence the trajectory of the community.

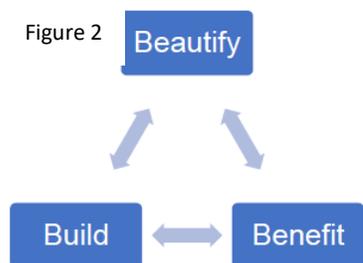
A plan outline was presented at a town hall meeting in late 2018 and the public engagement session confirmed Town Council’s vision and plan for Bassano. The Mayor and Council reconvened for a second time in February 2019 to develop a plan of action that enables the implementation of three overarching goals, as depicted in Figure 1, which include exploring regional governance, community and economic developments and infrastructure renewal.



Graphic Source: Town of Bassano Strategic Plan, 2019

Beautify Bassano Initiative

In 2018, Town Council adopted the *Beautify Bassano Initiative (BBI)* which has the overall purpose “to improve the competitive nature of the town to attract investment, to maintain or reduce local taxes, to improve the quality of life for residents and to focus on long-term viability of the community”. The strategy focuses on three key components found in Figure 2. The *Beautify Bassano Initiative* is to be implemented over the course of five years utilizing a phased approach. Initially, emphasis will be on entry points to the community and major arterials, whereas later stages will focus on specific districts within the Town.



Source: Beautify Bassano Initiative, 2018

Bassano 2030 Integrated Community Sustainability Plan (ICSP)

The Integrated Community Sustainability Plan prepared by Reedy Municipal Consulting was developed using a series of principles including that the ICSP ought to be reflective of the needs of the community, must have a

means to measure success, identify short, medium, and long term actions, be concise, and be functional to serve as an on-going living document. Many of the key community systems identified in the ICSP are also the focus of policies within the Municipal Development Plan.

1.3 COMMUNITY PROFILE

Location

The Town of Bassano is situated in one of Southern Alberta's prime agricultural areas located within the northwestern portion of the County of Newell. With its optimal location along the Trans-Canada Highway, the Town is situated approximately 140 kilometers east of Calgary and 160 kilometers northwest of Medicine Hat. Bassano contains a CPR line that runs through the south portion of the community which is still active today. Education, healthcare, recreational facilities, and social services are easily accessible for residents. The low cost of utilities, land, and real estate make Bassano a very affordable community to live in.



The local economy is primarily driven by the agriculture and the agricultural services industries, energy exploration, with tourism also generating significant revenue for the Town. Continuing community and economic development is a top priority for Bassano. The Town seeks to balance economic growth with sustainability and look forward to incorporating technology as a key cornerstone of future development.



Photo Source: <http://www.prairie-towns.com/bassano-images.html> (2019)

History

The Town was originally named after Italy native and CPR shareholder, Marquis de Bassano. The Canadian Pacific Railway Company began the construction of the railway line in Bassano in 1883 and settlers from Eastern Canada arrived soon after. Development slowly occurred in the area as homesteaders arrived, however, the CPR had plans to bring in more settlers and business to the area. To make the area more attractive, the construction of the irrigation dam began in 1910 which was the turning point for the small community and brought in an influx of settlers. Soon after, the small hamlet was incorporated as a village in 1910 and achieved Town status in 1911. The irrigation dam was completed in 1914. Water was then supplied to farmers in the area and steadily brought more families to the Bassano area for the luxury of irrigated farmland. Within the next ten years, plans for the construction of residences, businesses, parks, and various infrastructure occurred

as the Town continued to grow steadily. However, the initial boom period within the Town declined with the Great Depression. Less influential boom and bust periods occurred in a cyclical fashion throughout the following decades. Bassano’s historic agricultural roots continue to prosper with today’s advancing technology and irrigation practices.

Demographics

Population of

1,206

in 2016



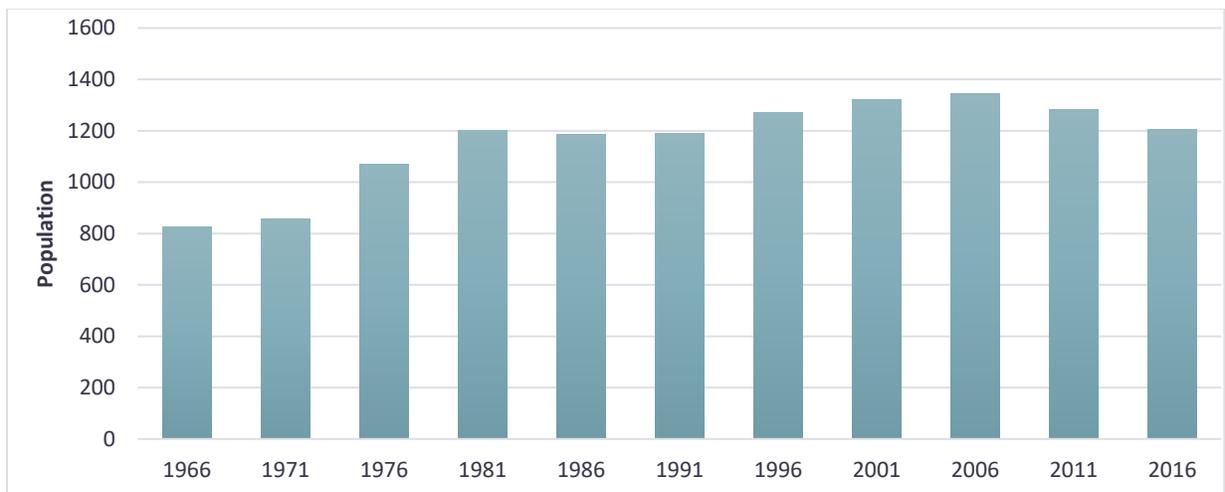
Average growth rate of

0.8%

between 1966 to 2016

The Town of Bassano has experienced a slow but steady growth within the community over the past fifty years. Between 1991 and 2006, the Town experienced an increase from 1190 people in 1991 to 1345 people in 2006. In the past ten years, however, the Town has had an average annual decline of 1%. Overall, Bassano has an average annual growth of 0.8% based on its historical population data from 1966 to 2016.

Chart 1: Town of Bassano Historic Population (1966-2016)

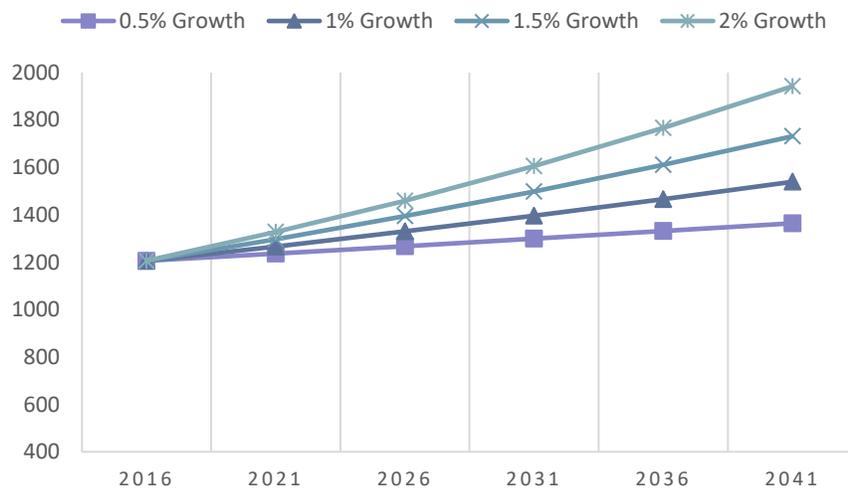


Source: Alberta Municipal Affairs, 1966-2016

Population Projections

A 20-year growth forecast was prepared for the Town of Bassano (see Chart 2) using the annual percentage growth method of population forecasting and four different growth rates [slow (0.5 %), average (1.0 %), moderate (1.5 %), and strong (2.0 %)]. Projections for the year 2041, the Town could expect a population of 1,364 people in 2041 at a 0.5% growth rate or 1,539 people in 2041 at a growth rate of 1%. If the Town increases at a faster rate, such as 1.5% or 2%, the Town could expect a population of 1,731 or 1,942 people, respectively. Considering the Town's past growth rate tendencies, the community should achieve a steady population or slow growth, such as a 0.5% growth rate in the coming years. With the moderate decline occurring within the past ten years, Bassano should begin initiatives to encourage residents to stay and new residents to join the community to attain a stable population.

**Chart 2: Town of Bassano
Population Projections - Straight Linear Method (2016-2041)**



Source: ORRSC (2019)

1.4 COMMUNITY VISION

The community's vision statement, found in the Strategic Plan, is the foundation upon which the Town of Bassano Municipal Development Plan has been created. By synthesizing key themes from that strategic document, the focus of the MDP will serve as a cumulative expression of the community's desired future. Land use policies contained in the Plan have been crafted within the context of the vision statement and guiding principles.

Our vision is to become the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience and where people choose to live, work and play.

Town of Bassano Strategic Plan, 2019



1.5 GUIDING PRINCIPLES

The Plan has been created around the guiding principles outlined below to realize the vibrant, prosperous future for the Town of Bassano that is articulated in its vision statement.

Connect

Bassano's authentic history and inviting small town character will be embraced and celebrated as unique. This important link to the past will act as a connection to the future. Building on successes, the Town will develop and instigate initiatives that engage residents and visitors alike.

Innovate

The Town recognizes the importance of strong governance to lead and promote innovative and sustainable growth. By implementing 21st century governance strategies, such as Smart City technologies to enhance the efficiency community service delivery, the Town is committed to a sustainable community which will achieve its environmental, social and economic objectives and goals.

Renew

Healthy infrastructure is an essential component of a community's growth strategy. Providing efficient and cost-effective municipal services, such as road and water, wastewater and stormwater systems, will set the stage for development to occur strategically in accordance with the land use strategies outlined in this Plan.

Beautify

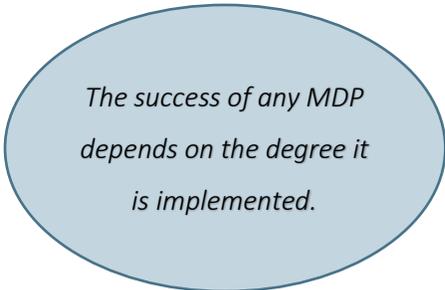
Maintaining a high quality of life in Bassano requires the responsible stewardship of the built and natural environment. The Beautify Bassano Initiative focuses on creating a renewed sense of pride and momentum that will catalyze positive change in the community.

Invest

Encouraging investment and attracting a strong and diversified workforce will promote a successful Bassano economy now and in the future. A financially sustainable future relies on an economically diverse and prosperous economy.

1.6 IMPLEMENTATION

The success of any MDP depends on the degree it is implemented and integrated into ongoing decision making. The MDP provides the means whereby Council, the Municipal Subdivision and Development Authority and Town staff can evaluate situations or proposals in the context of a long-range plan for Bassano. It is primarily a policy document that is utilized as a framework within which both public and private sector decision making can occur. As a policy document, the MDP is, for the most part, general in nature and long-range in its outlook.



The success of any MDP depends on the degree it is implemented.

The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:

- “shall” policies must be complied with;
- “should” policies means compliance in principle but is subject to the discretion of the applicable authority on a case-by-case basis; and
- “may” policies indicate that the applicable authority determines the level of compliance that is required.

Subject to Council’s approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan. The goals and policies of the MDP shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans, non-statutory plans, and the Land Use Bylaw. All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.

In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Town may require the preparation of an Area Structure Plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

1.7 MONITORING, AMENDMENT & CONSISTENCY

The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public, the Town shall require the submission of background information that is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.

Various policies in this Plan suggest spending by the Town of Bassano. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocation. The Town should introduce, where necessary, specific programs to implement the policies of this Plan as required. Pursuant to section 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.

The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire Plan should be reviewed approximately every three to five years, preferably shortly after the municipal election, to add additional policies, to strengthen policies or to delete outdated or unworkable policies. Council may deem it necessary to amend the Plan outside of the suggested three to five year review period. The *MGA* requires that all statutory plans be consistent with each other and the Town shall ensure that the relevant planning documents be amended to ensure consistency with the MDP.



PART 2: COMMUNITY

In developing the Integrated Community Sustainability Plan and now the Municipal Development Plan, it is evident that residents feel that the shared sense of community is what brings the Town to life. The residents of Bassano want the Town to grow and be vibrant, but they do not want to lose the small town feel and friendliness.

Bassano recognizes that its citizens are its most important resource. Building a sense of place and community pride is critical for addressing challenges in today’s world. Bassano will strive to foster community unity, reflect community strengths and values, honor the past and local traditions, celebrate special events, and create a legacy for future generations. Sense of place is a feeling people have about the qualities that make a place special or unique, as well as those elements of a community that foster a sense of attachment and belonging.

Positive change within a community begins with an engaged population base, as it is the people themselves who establish the social and cultural dynamics that give a community its distinct sense of place. The *Beautify Bassano Initiative* acknowledges the importance of public support as it relates to community building.

The shape and character of a community can be directly related to the quality, quantity and location of land uses within its limits. The physical design of a town establishes the look and feel of the community that continuity of form builds a sense of place. In the future Bassano, by integrating cutting edge technology into community design, can strengthen their sense of place by connecting people and places.

Planning for sustainability is about taking proactive steps to shape the community’s vision, over the long term. The social, economic and environment pillars of sustainability are not contemplated in isolation, but as distinct ideals that are the strongest when considered in the context of one another.

*The term **sense of place** has been used in many different ways. It is a characteristic that some geographic places have and some do not, while to others it is a feeling or perception held by people and not by the place itself. It is often used in relation to those characteristics that make a place special or unique, as well as to those that foster a sense of authentic human attachment and belonging.* (Wikipedia, 2019)

Sustainable
Complete
Convenient Efficient Variety
Public
Realm Integrated
Character Innovative Commercial
Node Quality
Creative
Small-town



Photo Source: Town of Bassano Facebook Page (2019)



GOALS

- Encourage and facilitate provision of public and private programs, services and supports which promote the wellbeing of Bassano residents of all ages and enhance, strengthen and stabilize family and community life.
- Provide, encourage and support an adequate range of social care opportunities to meet the needs of the community in appropriate and accessible locations.
- Protect the residents of Bassano from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations.
- Protect the natural environment and its biodiversity through efficient use of land, energy, and water. Watersheds and protection and enhancement of other natural features is essential to ensuring environmental sustainability.

2.1 SOCIAL

- 2.1.1 The Town shall encourage volunteerism in the community as part of *the Beautify Bassano Initiative* and will continue to recognize volunteers for their positive impact.
- 2.1.2 The Town shall collaborate with potential partners to provide a high level of health care within the Town through appropriate facilities and by attracting and retaining health care providers. The Town shall work with public and private providers of health and social services to meet community needs.
- 2.1.3 The Town will encourage the integration of compatible land uses such as child care services, religious assemblies, youth oriented facilities, senior facilities, and extended care facilities in appropriate locations.
- 2.1.4 Facilities accommodating social, religious and health services should be:
- (a) located in areas convenient to users generally in proximity to major activity areas, shopping facilities or open space;
 - (b) designed to permit phased expansion; and
 - (c) able to accommodate multiple uses.
- 2.1.5 The Town should continue to explore opportunities for partnering with investors, agencies and government to develop innovative solutions to age in place housing.
- 2.1.6 The Council shall seek opportunities to collaborate with regional educational partners, businesses and local school authorities to encourage the provision of a wide diversity of educational opportunities within the Town.
- 2.1.7 The Town should continue to provide support to the local regional library and work to expand opportunities.



Graphic Source: volunterdufferin.ca (2019)



- 2.1.8 The Town will work with all non-profit societies who wish to participate in civic governance, events and sustainable community growth. The Town will support non-profit societies to forward positive community development agendas.
- 2.1.9 The Town will ensure that proposed developments support a vibrant, diverse and inclusive community which integrates with surrounding communities.

2.2 LEADERSHIP & EDUCATION

- 2.2.1 The Town should work to promote youth participation in civic life by encouraging youth programming and youth leadership opportunities.
- 2.2.2 Community members of all ages should be actively engaged by the Town in planning, problem-solving, and decision-making processes that provide leadership and mentoring opportunities that improve the social, political, and cultural well-being of the civic and community life of Bassano.
- 2.2.3 The Town will work with the school authorities to ensure adequate school facilities exist in the community to meet the educational needs for early childhood through Grade 12 and continue to address lifelong learning and post-secondary requirements.

2.3 FAMILIES & YOUTH

- 2.3.1 Council may create a youth strategy to provide recreation, leisure and skills training opportunities for the Town's youth.
- 2.3.2 The Town should encourage the creation of childcare facilities within neighbourhoods.

2.4 SENIORS

- 2.4.1 The Town should encourage civic involvement by seniors and ensure seniors' needs are addressed. The Town may create a Seniors Action Plan to address future needs.
- 2.4.2 The Town should work to create an accessible and inclusive seniors' space that would meet the needs of the residents of the community.

2.5 HEALTH & SAFETY

- 2.5.1 The Town shall collaborate with potential partners to provide a high level of health care within the Town through appropriate facilities and attracting and retaining health care providers. The Town shall work with public and private providers of health and social services to meet community needs.
- 2.5.2 Bassano shall consider implementing sun shade structures in outdoor open spaces to protect residents from excessive sun exposure.
- 2.5.3 The Town shall ensure residents and businesses are protected by supporting a high quality of protective services and continuing to build relationships with the RCMP.

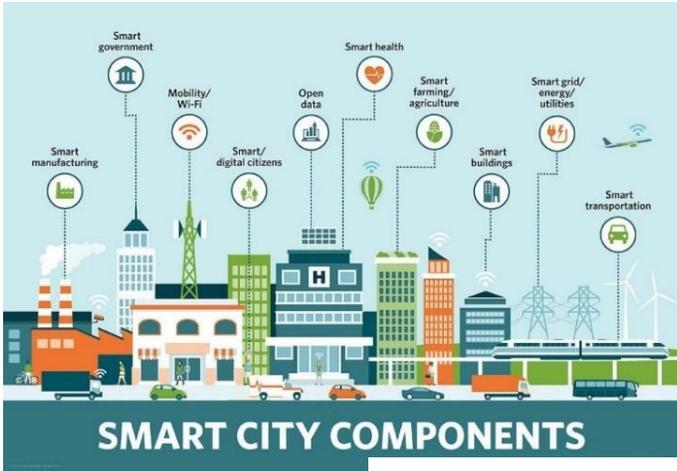


- 2.5.4 The Town shall ensure appropriate provision of police, fire, ambulance and disaster services agencies that meet the needs of the community.
- 2.5.5 The Town shall encourage the use of Crime Prevention through Environmental Design (CPTED) principles in site planning for all private and public development as a means of enhancing security and safety within the community.



2.6 TECHNOLOGY

- 2.6.1 The Town will strive to drive economic growth and improve the quality of life of people by enabling local development and harnessing technology as a means to create smart outcomes for citizens.
- 2.6.2 By embracing “Smart City” principles, Council will focus on the Town’s most pressing needs and on the greatest opportunities to improve Bassano. By using “Smart City” principles, the Town will utilize a range of approaches including digital and information technologies and urban planning best practices.



Graphic Source: thedailystar.net (2019)

- 2.6.3 The Town shall promote robust IT connectivity and digitalization where appropriate.

- 2.6.4 Bassano should incorporate information and communication technologies (ICT) to enhance the quality and performance of urban services such as energy, transportation and utilities. ICT will be used to reduce resource consumption, wastage and overall costs with the goal of enhancing the quality of life of residents.
- 2.6.5 The municipality shall strive for good governance, especially the implementation of e-governance, employing technology to engage and increase citizen participation and embedding of appropriate information and communication technologies (ICT) within government systems.
- 2.6.6 The Town shall encourage the broad use of technology by residents of all ages within the community.

2.7 CULTURE, ARTS & HERITAGE

- 2.7.1 The Town should support the local arts community by involving local artists in beautification, revitalization and public space projects.
- 2.7.2 The Town shall proactively explore any other initiatives that champion arts and culture within the community.
- 2.7.3 The Town shall promote civic programming of public spaces to celebrate the Town's rich history and contemporary culture.
- 2.7.4 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources. Opportunities to better utilize heritage buildings and promote civic programming of public spaces shall be encouraged.
- 2.7.5 The Town shall continue to collaborate with business partners to develop and/or maintain high quality recreation and leisure facilities.
- 2.7.6 The Town may explore and pursue approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 2.7.8 The Town shall support initiatives that welcome new residents and help them integrate into the community.
- 2.7.9 The Town should celebrate its rich history and culture by exploring opportunities to promote civic programming of public spaces.

2.8 SUSTAINABILITY & ENVIRONMENT

- 2.8.1 The Town shall encourage new development to meet green building standards.
- 2.8.2 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.



- 2.8.3 Developers shall be encouraged to increase the use of locally sourced materials in the construction process.
- 2.8.4 Developers shall ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.
- 2.8.5 Developers shall be encouraged to incorporate the naturalization of stormwater facilities to promote biodiversity within the municipality.
- 2.8.6 The Town as a whole shall be encouraged to adopt forms of permeable paving options for driveways and parking areas to reduce stormwater run-off and mitigate overland flooding.
- 2.8.7 The Town, its citizens, and developers will pursue a street tree program for the replacement of aging street trees and the installation of new street trees in new residential and non-residential development areas in accordance with the *Beautify Bassano Initiative*.
- 2.8.8 All development proposals shall refer to the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation including, but not limited to, *Water for Life, Stepping Back from the Water, the Alberta Wetland Policy, Public Lands Act* and *Water Act*.
- 2.8.9 The Town shall maintain and enhance municipal greenspaces and implement best practices for greenspace management and tree preservation.
- 2.8.10 The Town will continue to support selected recycling programs and introduce new recycling programs and infrastructure, where feasible.

2.9 COMMUNITY RECREATION

- 2.9.1 The Town shall support the use of joint agreements with the County of Newell and the Regional School Authority to make effective use of existing and future facilities in providing leisure and recreation opportunities for Bassano residents.
- 2.9.2 The Town shall explore and pursue all approaches to the funding and provision of recreation services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 2.9.3 New infrastructure and retrofits that address special needs such as ramps, sidewalks, and handicapped parking should be provided in new developments and the public realm as feasible.



PART 3: GROWTH

It is important for Bassano to prepare and formulate a strategy that will effectively encourage and facilitate growth within the community and successfully accommodate corresponding residential and non-residential development. As the role of a Municipal Development Plan is to guide and direct the evolution of a community 20 to 25 years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist.

The Town has identified a desire to embrace the concept of “Smart Cities” which is a designation given to a municipality that incorporates information and communication technologies (ICT) to enhance the quality and performance of urban services.



Graphic Source: Smart Cities Challenge Canada – Edmonton’s Final Proposal (2019)

3.1 APPROACH TO GROWTH

Through a set of land use designations and supporting policies, the Plan provides a guide for future decisions about land use and has been broken into three categories:

- 1 **Living Spaces** have been identified as where the majority of residents will reside with strategically located neighbourhood parks and commercial nodes, all connected by a series of pathways and roadways that provide easy access to Bassano’s Downtown and non-residential areas. New neighbourhoods will be encouraged to include open spaces with good access to mobility linkages including pedestrian trails and arterial roadways.
- 2 **Employment Spaces** are proposed to include three types of business development – Downtown Centre, Business Park and Highway Development. The Downtown Centre is expected to act as the social hub of the community with a range of local commercial uses to meet community needs. This plan envisions business park and highway development in the northeast and eastern areas of the Town which will benefit by leveraging existing commercial and industrial uses and exposure to the adjacent Trans-Canada highway.
- 3 **Community Places** and facilities for recreation and culture may be located in either the Living Areas or the Employment Areas and should be supported through thoughtful planning and connectivity.



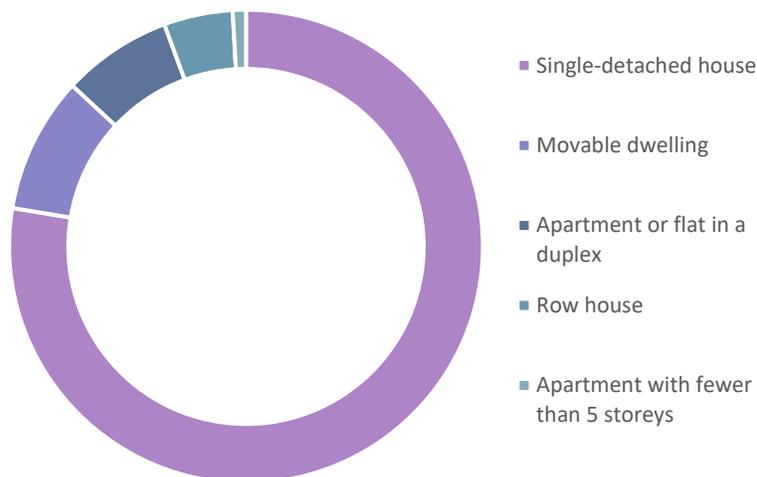
3.2 LAND USE

Living Spaces

Residential development within the community is the prominent existing land use. In the future, the design of new neighbourhoods should include an appropriate mix of housing choices in terms of form and tenure as a means of meeting lifecycle and diverse social and economic needs of the community. Community design is an important tool in ensuring high quality living environments for residents and focuses on urban structure, with particular attention to the interface between the public and private realm. Community design draws together many elements of place-making (e.g. economics, environmental and landscape design, engineering, architecture) in the development of places with a distinct identity. As Bassano grows and changes, attention to community design will be an important consideration in the development of high-quality places that both residents and visitors can enjoy.

To achieve the aesthetic goals of the community, the Town will encourage a high standard of innovative subdivision and development design to promote the efficient use of land, and compatibility between housing and other non-residential neighbourhood components to achieve aesthetically pleasing living spaces in accordance with the existing key municipal plans and strategies. In implementing policies of the MDP, it is important for Bassano to understand what quantities and types of housing exist so the community may better prepare for the future housing demands of a growing population.

Figure 1: Town of Bassano Existing Dwelling Types



Source: Statistics Canada, 2016 Census

A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density. This calculation illustrates the amount of land that will be required to house future growth. In the future, an additional 46 acres (18.6 ha) of residential land will likely be required to accommodate a population projection of 1,539 people by 2041. This calculation is based on the assumption of a 1% growth rate per annum and 2 persons per household.



Employment Spaces

In addition to residential development, commercial and industrial activity is an important component of the local economy, in terms of offering local services and employment opportunities to local residents, as well as providing a source of revenue for the municipality. The Town has a combination of downtown commercial, highway commercial and industrial commercial land uses which are primarily oriented around the Trans-Canada Highway and the central core.

The Town should focus on the development of non-residential nodes to foster the development of service and employment hubs within the community. The Town's optimal location along the Trans-Canada Highway creates opportunity for additional highway commercial development, and future industrial services in other areas of Town, as identified in **Map 2 - Future Land Use Concept**.

Bassano's *Strategic Plan* identifies the need for an action plan in order to revitalize the downtown core of Bassano. Area A on Map 2 defines the revitalization area which will be prioritized to ensure the community has access to a variety of service and shopping needs. Area B, C and F are also highlighted as future employment areas for the Town, which would include highway commercial and industrial services to serve the Town. Due to the proximity of Area B to the highway, future designs will need to consider the development's visual impact on the entrance to the community.

Community Spaces

Open space, parks, pathways, and trails contribute to community building by preserving landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and open spaces to meet the diverse needs of residents, businesses, schools, and other institutions.

The Town has approximately 100 acres (40 ha) of parks, recreation and open space with the majority of features situated in the western portion of the community. The rodeo grounds are also in the western portion of the community which brings a large number of people to the area in the summertime. Recreational facilities include a golf course, arena, outdoor swimming pool, tennis courts, baseball diamonds, soccer fields, and numerous local park spaces.



3.3 COMMUNITY LAND USE STRATEGY

The Community Land Use Strategy (as illustrated in **Map 2 – Future Land Use Concept**) identifies the overall growth management strategy for the Town of Bassano. The Land Use Strategy is intended to efficiently manage growth and ensure compatible and logical development patterns that meet the needs of the municipality. The Land Use Strategy is conceptual in nature and serves as a broad framework for decision making regarding future growth and development. The intention is to identify specific uses and servicing requirements through the preparation and adoption of either Area Structure Plans or Area Redevelopment Plans.

Area Structure Plans

The purpose of an Area Structure Plan (ASP) is to provide a framework for the subdivision and development of a specific area of land within a municipality, usually Greenfield or vacant land. In accordance with Section 633 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA), an ASP will address:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- any other matters Council considers necessary

Area Redevelopment Plans

The purpose of an Area Redevelopment Plan (ARP) is to create a stronger, more functional and attractive area within a municipality, which may currently be wholly or partially developed. In accordance Section 634 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA), an ARP will address:

- the objectives of the plan and how they are proposed to be achieved;
- the proposed land uses for the redevelopment area;
- if a redevelopment levy is to be imposed, the reasons for imposing it;
- any proposals for the acquisition of land for municipal use, school facilities, parks and recreation facilities; and
- any other matters or proposals Council considers necessary



Area A

Area A is located in the downtown core of Bassano along 2nd Avenue between 1st Street East and 6th Street East. Land in this area primarily includes employment areas and community spaces, such as commercial businesses, a community hall, a park, and campground. In accordance with the *Town of Bassano Strategic Plan*, the Town has plans to revitalize the downtown core through infrastructure upgrades including below and above ground renewals such as lighting, outdoor features, sidewalks, water, and sanitary upgrades. Additionally, the *Beautify Bassano Initiative* similarly promotes the improved aesthetic of public spaces and municipal facilities to improve the appeal of the downtown area to drive investment and increase tourism within Bassano. To support local businesses and the vitality of the Town, Area A can also accommodate innovative housing, such as intergenerational and smaller lot infill housing that better meets the needs of existing residents and attracts new residents to Town.

Area B

Area B is located west of Highway 1 and east of 11th Street East. This area is adjacent to an existing cemetery and industrial business situated east of 11th Street East. With its optimal location along the Trans-Canada Highway, Area B has potential for an employment space featuring highway commercial development which would be a logical extension of existing development located north of the main entrance into the Town. An Area Structure Plan may be required for aesthetic purposes of these lands as this would be one of the first sites at the entrance of the community.

Area C

Area C is situated on a portion of the southeast quarter of Section 30-21-18-W4M. It is located north of 6th Avenue and west of 11th Street East. Employment spaces containing industrial and commercial businesses are located south and east of Area C and existing living areas including residences and community spaces are located to the southwest. This area is intended for future industrial development as an extension of existing businesses to the south and east.

Area D

Area D is located on a portion of the SW¼ 30-21-18-W4M, west of Area C. Existing residential development and the Bassano Health Centre are situated to the west and south of the area. There is potential for low and medium density residential development in this area and consideration should be given to promoting alternative housing options including innovative mixed residential development opportunities. As well, the adjacent health centre provides a unique opportunity to explore the development of specialized seniors' housing which can leverage existing health care supports. Existing residential lots located to the south of Area D currently contain medium-density housing, including the Newell Foundations Life Lease project, which may make these lands ideal for an extension of medium density housing. Community spaces including parks and playgrounds may increase the attractiveness of the area and create a more liveable space for residents in proximity to the area.



Area E

Area E is located on portions of SE¼ 19-21-18-W4M and SW¼ 20-21-18-W4M, north of existing built areas of the town. Area E is a logical extension of living spaces and community spaces considering existing residential development, recreational amenities, and the public school situated directly south of the area. Residential development on the portion of SE¼ 19-21-18-W4M could be designed to overlook the existing golf course which would increase its appeal and demand for the area and a concept design is indicated on Map 3. Integrated development of living and recreation areas with ease of accessibility and the implementation of Bassano Beautify Initiatives, such as adding a shelter belt, would be ideal for this area. Increased pedestrian access and aesthetics would promote healthy living values and a sense of community.

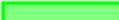
Area F

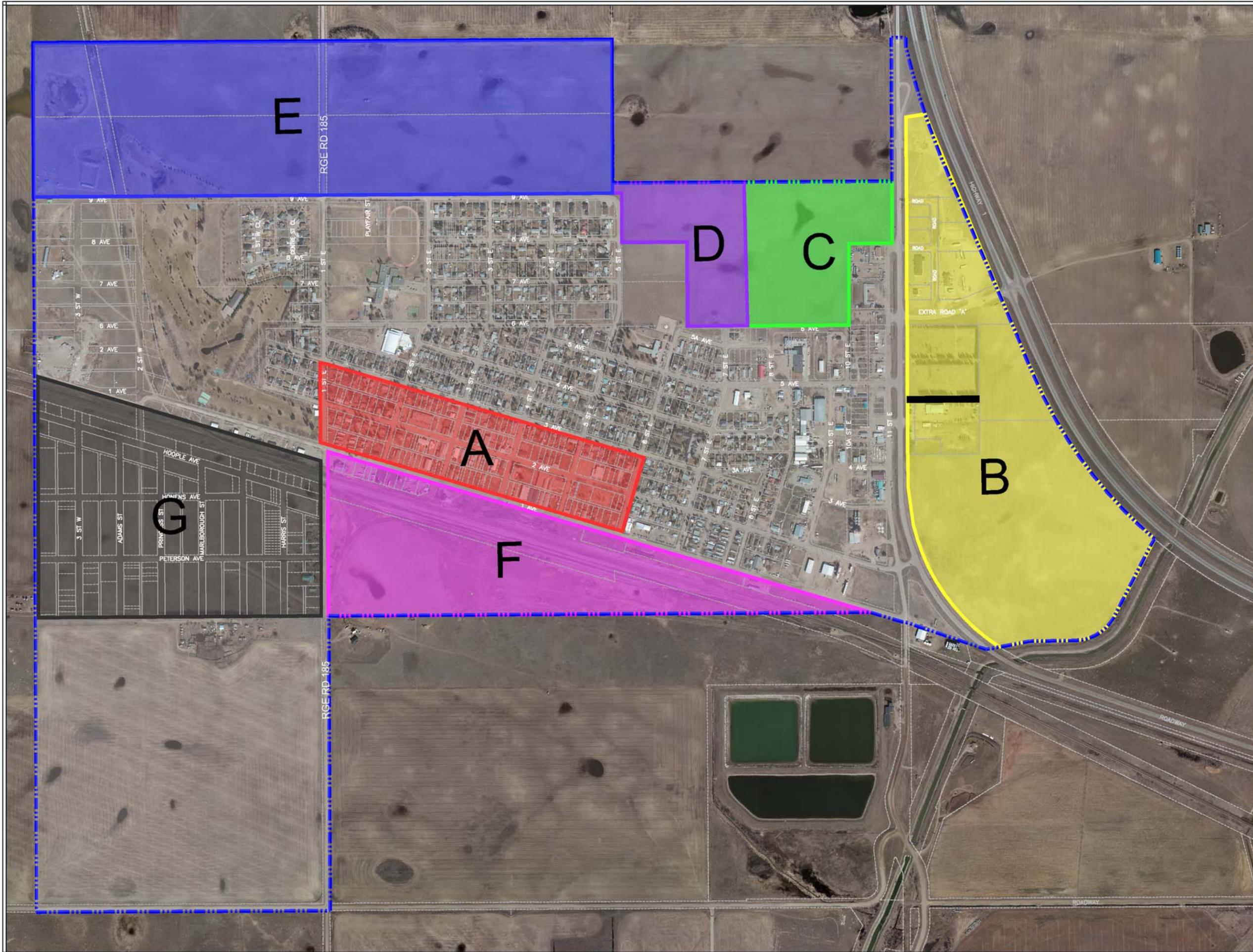
Area F is located on a portion of the NW¼ 17-21-18-W4M, south of the Canadian Pacific Railway line. This land may be suited for industrial or commercial development, in the future, as an extension of existing industrial development located along 1st Avenue. Future residential development would not be ideal in this location due to the proximity of the CPR line and potential for noise and vibration disturbances.

Area G

Area G is located on a portion of NE¼ 18-21-18-W4M south of the CPR line and west of Area F. Area G could accommodate a range of different types of development in the long term, but the Area does have servicing constraints. Further planning analysis would be needed in the future to determine the best course of development for this Area.

TOWN OF BASSANO
MUNICIPAL DEVELOPMENT PLAN
MAP 2: FUTURE LAND USE CONCEPT

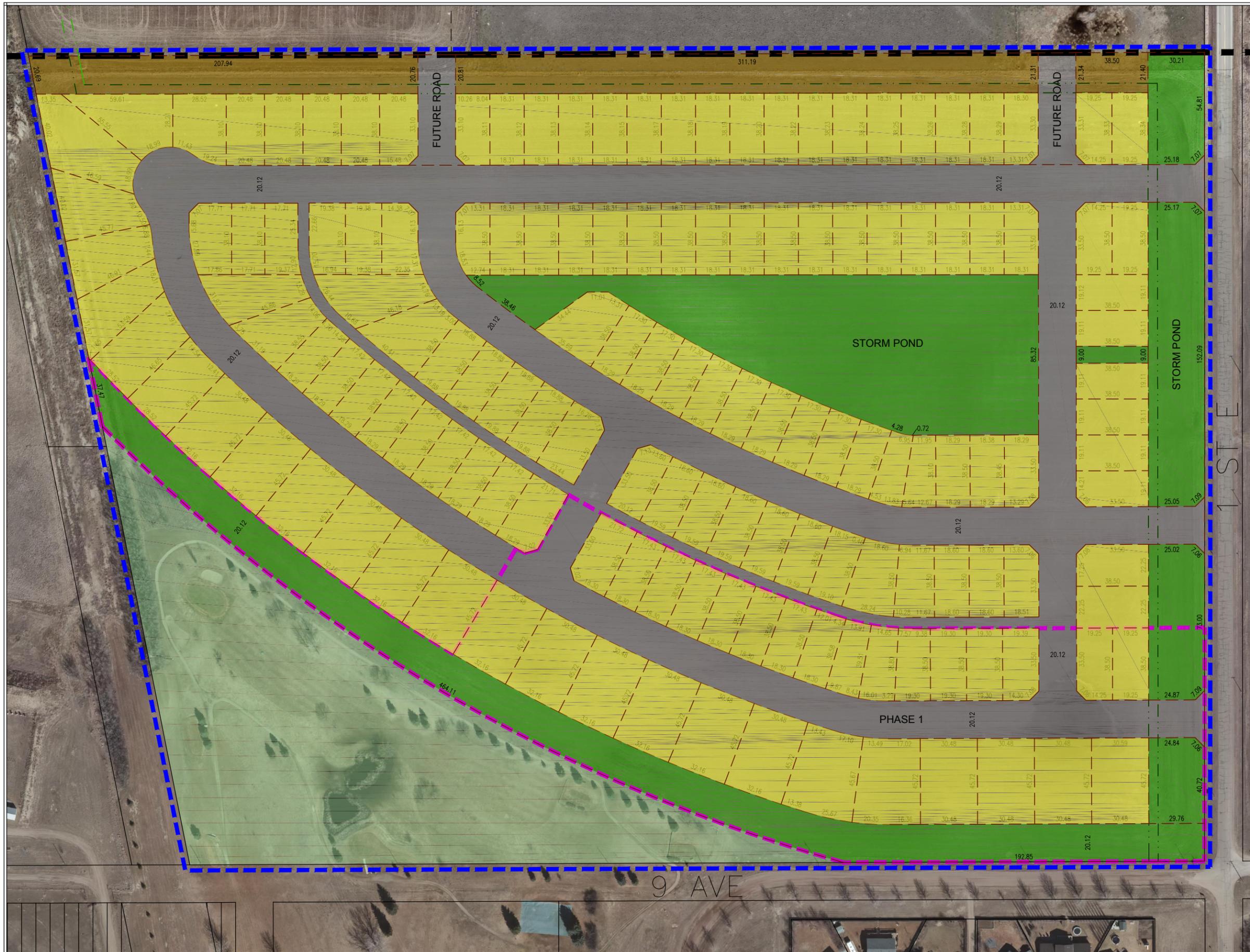
-  TOWN BOUNDARY
-  AREA A
-  AREA B
-  AREA C
-  AREA D
-  AREA E
-  AREA F
-  AREA G



PLOT SCALE 1:3000



TOWN OF BASSANO
 CONCEPT PLAN
 AREA E



LEGEND

- - - DESIGN PLAN BOUNDARY
- - - PHASE 1 BOUNDARY
- PROPOSED RESIDENTIAL LOT
- PROPOSED MR LOT
- PROPOSED PUBLIC UTILITY LOT
- PROPOSED ROAD
- EXISTING GOLF COURSE

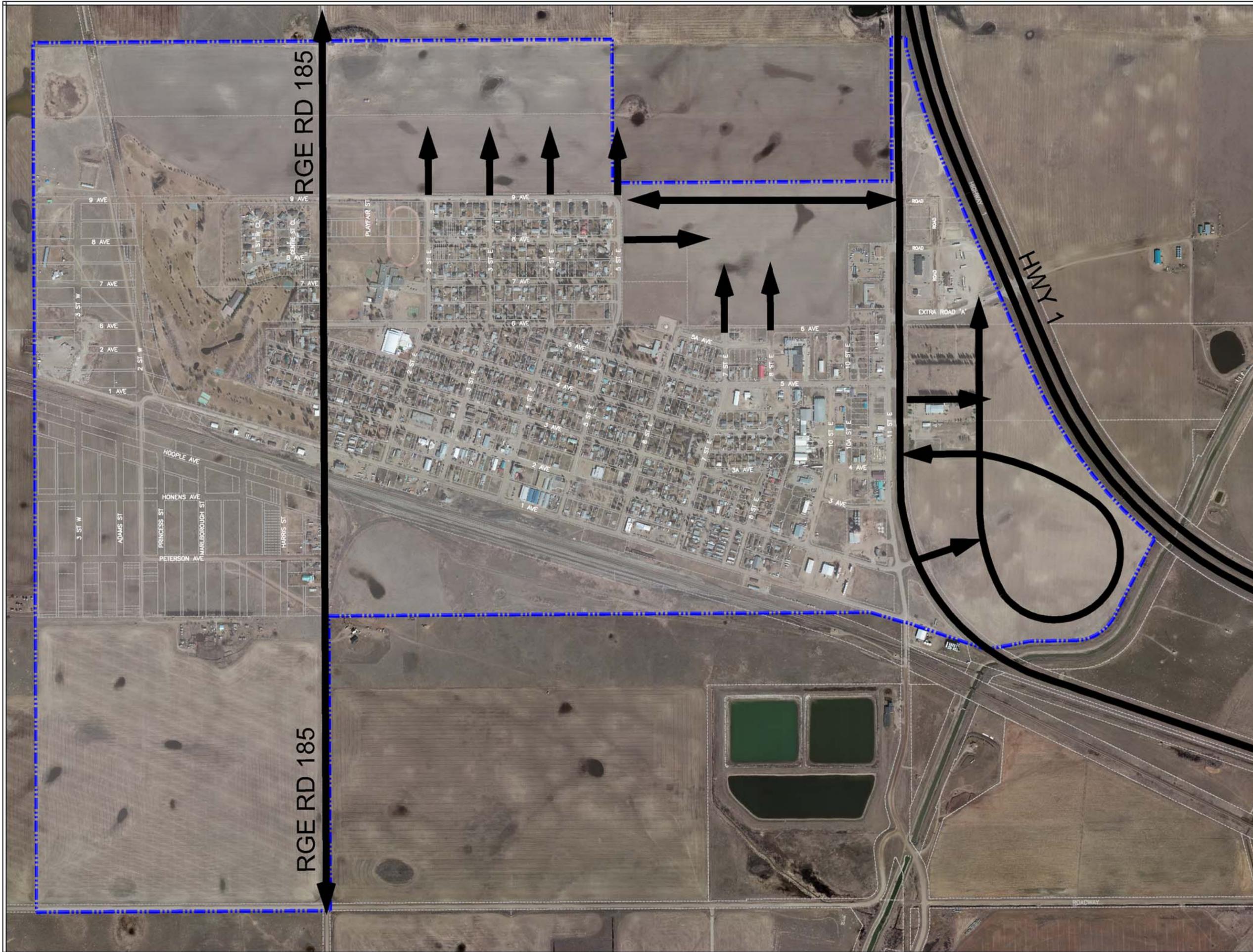
LOCATION:
 PORTION OF SE 1/4 SEC 19-21-18-4
 AERIAL PHOTO YEAR: 2017
 PRINT DATE: SEPTEMBER 11, 2019

SCALE 1 : 2000



TOWN OF BASSANO
MUNICIPAL DEVELOPMENT PLAN
MAP 3: FUTURE LAND USE CONCEPT

-  TOWN BOUNDARY
-  FUTURE ROADS DIRECTION



PLOT SCALE 1:3000



3.4 CRITERIA FOR LIVING SPACES

- 3.4.1 The Town shall endeavor to promote residential development on vacant lands within existing residential neighbourhoods through the development of appropriate infill housing development and higher density housing options.
- 3.4.2 Proposed residential land use and future subdivision and development shall be consistent with the Future Community Land Use Strategy as described in Section 3.3 and as illustrated in **Map 2 – Future Land Use Concept**.
- 3.4.3 Innovative housing forms, such as live work arrangements and smaller lot housing, may be supported in Area A, where compatible with existing development and in accordance with the Land Use Bylaw. Amendments to the Land Use Bylaw may be considered in line with the Town’s vision and objectives to facilitate different housing forms.
- 3.4.4 The Town shall direct residential development to Area D and Area E as identified on **Map 2 - Future Land Use Concept**, with consideration for housing options that would include a mix of conventional single unit dwellings, medium-density housing and innovative housing initiatives.
- 3.4.5 The Town shall require the preparation of an Area Structure Plan prior to subdivision and/or development of the lands identified as Area D and Area E on **Map 2 - Future Land Use Concept**.
- 3.4.6 Area G should be considered an area of long-term growth for the Town, which may be developed when feasible based on the availability of servicing and the demand for developable land. The Town may require preparation of a concept plan, servicing scheme, outline plan or Area Structure Plan prior to the development of Area G.
- 3.4.7 Development or subdivision on undeveloped and/or unserviced land which proposes to create 3 or more lots shall be required to prepare an Area Structure Plan. The Area Structure Plan shall be adopted, by bylaw, by Council and only Council may waive the requirement for an Area Structure Plan by resolution if determined one is unnecessary.
- 3.4.8 The development of medium and high density residential use shall be supported in cases where:
- the proposal is identified for such use in an approved Area Structure Plan or Area Redevelopment Plan; and/or
 - the site is adjacent to arterial or collector roads; and
 - the site is located with convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities; and
 - appropriate buffers are provided for sites that are adjacent to low density housing development.

3.5 RESIDENTIAL NEIGHBOURHOOD DESIGN

- 3.5.1 The Town shall support the development of a mix of housing types and forms in all residential neighbourhoods and shall encourage the integration of multi-unit development in new



neighbourhoods. For the purposes of this policy, “multi-unit” refers to semi-detached, duplex, townhouse and secondary suite development.

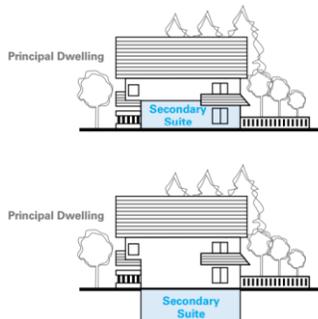
- 3.5.2 Manufactured homes, as defined by the Land Use Bylaw, may be permitted only as replacements for units within the existing manufactured home community or as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses.
- 3.5.3 Within existing neighbourhoods, as well as with the design of new neighbourhoods, landowners and developers shall be encouraged to include compatible non-residential uses to help create neighbourhood identity and bring basic services closer to residents.
- 3.5.4 The Town shall support the development of home occupations and bed and breakfast establishments that are developed in accordance with the requirements of the Land Use Bylaw in residential neighbourhoods at compatible locations.
- 3.5.5 The Town shall require that sidewalks be provided on both sides of all residential streets, that utilities lines be placed underground, and all roads and laneways shall be paved in all new subdivisions.
- 3.5.6 In undeveloped portions of Bassano, the Town shall promote small block sizes to encourage walking and cycling. The development of 60 metre to 100 metre block widths is ideal.
- 3.5.7 For new developments, ensure that site layout and building design considers microclimate and other physical conditions to create neighbourhoods that are sensitive to their site context and that reduce resource needs.

3.6 HOUSING OPTIONS

- 3.6.1 Recognizing that today’s families are not uniformly composed, duplex or semi-detached residences are encouraged to locate on corner lots where additional street frontage allows for more parking and unique facade design and entrance placement can result in a better integration with existing and future single-unit dwellings.
- 3.6.2 The Town supports the development of self-contained suites, both attached and detached, provided that they are developed in accordance with the Land Use Bylaw and Alberta Building Code and that the integrity of neighbourhoods are protected through such measures as the provision of adequate on-site parking and available servicing capacity.

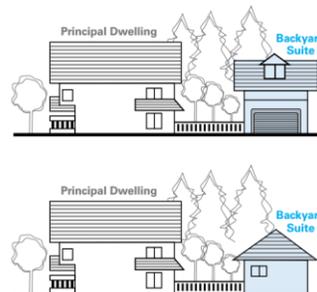
SECONDARY SUITE

A Secondary Suite is a dwelling (kitchen, bathroom, and bedroom) that is contained within a larger house



BACKYARD SUITE

A Backyard Suite is a dwelling (kitchen, bathroom, and bedroom) that is separate from the main house (also known as above-garage suite, garden suite, granny suite)



Graphic Source: shanekeating.ca (2019)

- 3.6.3 Encourage a range of housing types within all areas of Bassano, with close access to neighbourhood services and amenities.
- 3.6.4 Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing.
- 3.6.5 Increase the overall planned densities within Bassano to align with the efficient use of land policies found in the South Saskatchewan Regional Plan.
- 3.6.6 Prepare a secondary suite policy and implementation strategy that will result in an amendment to the Land Use Bylaw to direct opportunities for secondary suites to appropriate areas of the municipality.

3.7 RESIDENTIAL REDEVELOPMENT POLICES

- 3.7.1 When the integration of new residential development with established residential neighbourhoods is proposed, the Town shall consider:
 - (a) the visual impact on the established residential neighbourhood,
 - (b) the compatibility of the new development in terms of appearance and density,
 - (c) that the landscaping of new development is carried out in a manner suitable to the character and appearance of the established residential neighbourhood,
 - (d) that local infrastructure capacity is not compromised, and
 - (e) the sufficiency of on-site parking in the new development in accordance with the provisions of the Land Use Bylaw.
- 3.7.2 Infill and higher density housing shall be encouraged on a site-specific basis.
- 3.7.3 Infill housing that provides options for residents of all ages and adds diversity to the available housing stock shall be encouraged.

3.8 AFFORDABLE HOUSING & SUPPORTIVE LIVING

- 3.8.1 The Council should pursue partnerships to promote both market and non-market affordable housing to be developed for a variety of housing situations including seniors, people with special needs, and people experiencing transition and emergency housing needs.
- 3.8.2 The Council should develop policy to set neighbourhood targets for percentages of new housing units to be developed as affordable or attainable housing.





- 3.8.3 Through its FCSS structure, the Town shall endeavour to create partnerships to facilitate the development of social housing projects. Such partnerships may include the provincial government, special needs and advocacy groups that require the housing, and private sector organizations that construct facilities.
- 3.8.4 In recognizing the unique requirements for housing for seniors and moderate-income residents, the Town should monitor the demand for and supply of suitable housing, encourage senior governments, community agencies and the private sector to provide housing in response to these needs, and designate sites to accommodate suitable housing.

3.9 CRITERIA FOR EMPLOYMENT SPACES

- 3.9.1 New commercial development should be encouraged to locate in the existing employment spaces through the development of vacant sites and redevelopment of existing sites, when appropriate.
- 3.9.2 High quality landscaping should be emphasized in the employment/living interface setback area. A landscape plan shall be prepared for the setback as part of an Area Structure Plan that addresses the requirements of the Town's Land Use Bylaw and applicable design guidelines.
- 3.9.3 All businesses are required to keep their properties clean and tidy in accordance with the *Beautify Bassano Initiative*.

3.10 DOWNTOWN CORE

- 3.10.1 Downtown core revitalization initiatives within Bassano shall be supported in the area identified as Area A as illustrated in **Map 2 - Future Land Use Concept**.
- 3.10.2 The downtown core within Bassano shall provide a mix of uses, including but not limited to local commercial, community nodes and public space and institutional uses that contribute to an attractive pedestrian environment and create gathering places for residents.
- 3.10.3 Improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements shall be encouraged. Where possible, barrier-free design shall be considered so that the Downtown is accessible to all people.
- 3.10.4 Small and medium sized commercial developments should be encouraged within the Town Centre, in which building sizes may range from 200 m² to 1000 m².
- 3.10.5 The Town may, through pilot projects and amendments to the Land Use Bylaw, facilitate the development of more intensive home-based businesses and live/work arrangements in the downtown that support economic development and attract new residents to Bassano.
- 3.10.6 To facilitate development of a downtown core, the Town may, in consultation/partnership with developers and property owners, prepare architectural guidelines that support development and addresses:
 - (a) building orientation, design and appearance guidelines fostering an attractive and pedestrian friendly environment;
 - (b) the integration of any theme components through architectural guidelines;
 - (c) streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting in accordance with the *Beautify Bassano Initiative*; and
 - (d) the replication or preservation of historical elements associated to the community.
- 3.10.7 The Town should require that buildings developed within the Town Centre orient the front façade and entrance towards the street.



- 3.10.8 The Town should maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.
- 3.10.9 The Town should require that on-site parking and access to the parking be located at the side and/or rear of the development.
- 3.10.10 Develop guidelines to locate parking behind, under, above, or to the side of buildings, where appropriate. Provide well-lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.
- 3.10.11 Consideration is to be given at the subdivision and development stages to create and utilize rear laneway systems wherever possible for parking and loading.

3.11 HIGHWAY COMMERCIAL AND INDUSTRIAL

- 3.11.1 Area B should be developed primarily for highway commercial land uses that benefit from the high visibility provided by proximity to the Trans-Canada Highway, with consideration for the visual impact that development will have on the entrance into the Town. Area C should be developed primarily for industrial development, specifically for light to medium industrial activities.
- 3.11.2 The preparation of an Area Structure Plan, Area Concept Plan, Outline Plan or Conceptual Design Scheme shall be required for any lands identified as Area B prior to further subdivision and/or development.
- 3.11.3 Area F may be considered for long-term commercial or industrial development after other industrial and commercial areas have been developed and infill opportunities have been utilized.
- 3.11.4 The Town shall monitor the supply of lands designated for highway commercial and industrial development. Highway commercial and industrial infill development shall be encouraged within vacant highway commercial and industrial designated areas of the Town.
- 3.11.5 Highway commercial and industrial development is encouraged to be separated, screened, and buffered from adjacent residential and public uses, and roads. High quality building appearance should be emphasized where non-residential buildings face residential areas.
- 3.11.6 The Town shall ensure new development design is in accordance with the *Beautify Bassano Initiative*.
- 3.11.7 All private lighting including security and parking area lighting shall be designed to conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 3.11.8 The Town may require that Area Structure Plans be prepared for future business park areas. These plans should incorporate sustainable development strategies relating to efficient utility servicing, measures for the preservation and integration of environmental features, and innovative land use patterns/concepts such as eco-industrial parks.
- 3.11.9 The Land Use Bylaw shall be reviewed by the Town to ensure it contains reasonable, sustainable development standards for Highway commercial and industrial development sites, including the location and design of buildings, provisions for landscaping and screening, and signage.

3.12 OPEN SPACE & TRAIL DEVELOPMENT

- 3.12.1 The Town shall support the use of open space areas to accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or the potential for conflicts among users.
- 3.12.2 The Town shall prepare an Open Space Master Plan to forecast future outdoor recreation and open space needs and establish a program for the ongoing maintenance of public open spaces.
- 3.12.3 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.
- 3.12.4 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and to provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core, and housing areas shall be provided using an integrated system of linear parks and pathways.
- 3.12.5 Contaminated brownfield sites should be used for open spaces and parks once they are reclaimed.
- 3.12.6 The Town shall work to develop a Primary Pathway Network to link activity centres that are recognized as attractors to potential pathway users. This system should be lit and maintained year-round to encourage active mode travel in all seasons.
- 3.12.7 Future primary pathway network connections should be a minimum 2.8 m wide asphalt pathway for use by all active mode users. Local pathway networks in subdivisions, parks and commercial areas, shall provide access to and supplement the primary pathway network.

3.13 MUNICIPAL, SCHOOL & ENVIRONMENTAL RESERVES

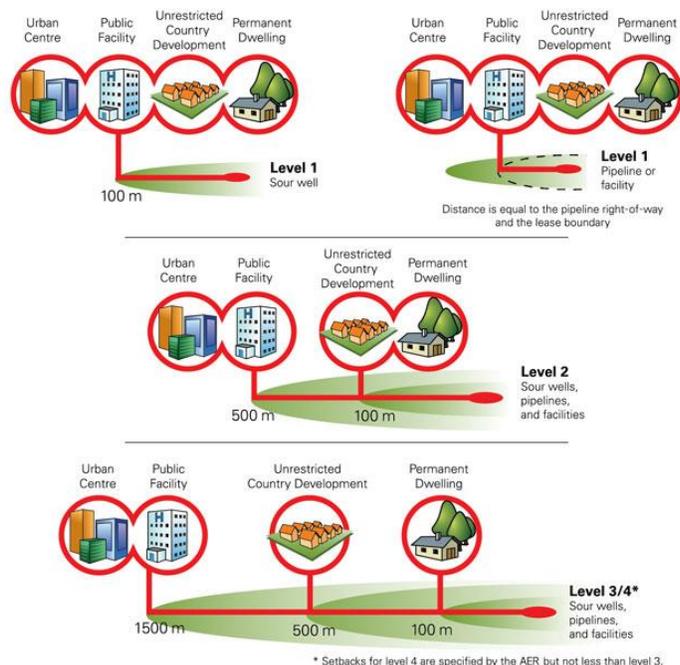
- 3.13.1 Through the subdivision process, the Town shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the *Municipal Government Act*.
- 3.13.2 Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or be used as a public park, at the discretion of the Subdivision Authority.
- 3.13.3 Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.
- 3.13.4 Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the *MGA*. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes.



- 3.13.5 In addition to the provision of municipal reserve parcels for linear parks, the Town wherever possible requires that municipal reserves be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses.
- 3.13.6 Municipal reserve parcels shall be landscaped by the developer to the town's satisfaction in accordance with the *Beautify Bassano Initiative*. The number of trees within the community including parks and open space should be increased.
- 3.13.7 Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.

3.14 SOUR GAS FACILITIES

- 3.14.1 The Town shall ensure that all subdivision and development applications that are located within 1.5 kilometers of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- 3.14.2 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the AER.



3.15 ANNEXATION

- 3.15.1 In order to allow for the planning and installing of costly infrastructure, the County and Town have identified in the Intermunicipal Development Plan the general and long-term directions for growth. Future annexation of any of these lands will occur in the framework and context of long-range planning documents and in consultation with the County.
- 3.15.2 Identification of the Town's likely directions is to assist decision makers in both jurisdictions when dealing with discretionary situations. Attempts to protect these lands from conflicting or incompatible land uses will be taken into consideration in decision making.
- 3.15.3 To facilitate cooperation and assist in the annexation process, the Town, when it determines that annexation of land is necessary to accommodate growth, will prepare and share with the County a growth study or report which indicates the necessity of the land, outlines proposed uses of the land, identifies servicing implications and notes financial impacts to both municipalities.
- 3.15.4 The Town shall continue to pursue the current annexation application before the Municipal Government Board in consultation with the County of Newell.



3.16 AGRICULTURE

- 3.16.1 The Town shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.
- 3.16.2 The Town shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.
- 3.16.3 The Town shall promote compatibility between the urban land uses within Bassano and the agricultural operations in the County of Newell within the vicinity of the municipal boundaries and shall adhere to the policies contained in the Intermunicipal Development Plan with the County of Newell.
- 3.16.4 The Town should promote and create opportunities for residents to cultivate and process food in urban areas, which will encourage local economic development and facilitate a more environmentally sustainable and resilient community.

PART 4: MOBILITY

A mobility framework plan includes roads, lanes, and pedestrian and cyclist networks and plays a significant role in establishing the Town's urban structure. In the future, it is important as residential neighbourhoods and commercial/industrial nodes develop, to coordinate land use and transportation planning to ensure appropriate linkages are developed. The reliance on vehicles is a reality of living in rural Alberta and must be considered and accommodated in the design and development of roadways. The need for commuting is an influence on choices made around housing, as well as seeking and providing services and employment.

The community has a unique locational advantage of being situated at the halfway point along the Trans-Canada Highway route between Calgary and Medicine Hat. The Town should build and leverage this advantage that attracts a significant amount of highway traffic. The design and development of a local transportation network should consider the interface with the highway to enable the ease and free flow of traffic into and around the community. It is also important to develop infrastructure for other modes of transportation, including pedestrian and bicycle networks, which play a key role in the ability of residents to recreate or travel through and around the community safely and efficiently.

GOALS

- Integrate transportation and land use considerations in all transportation and development decision making.
- Use a system of transportation planning and management that establishes a safe and efficient transportation system with a clear hierarchy to the road network.
- Encourage and facilitate multi-modal transportation (automobile, pedestrian, bicycle) where feasible.
- Coordinate transportation planning with Alberta Transportation and the County of Newell.
- Protect major transportation routes from functional issues associated with allowing too many direct accesses to and from roadways of such classifications.

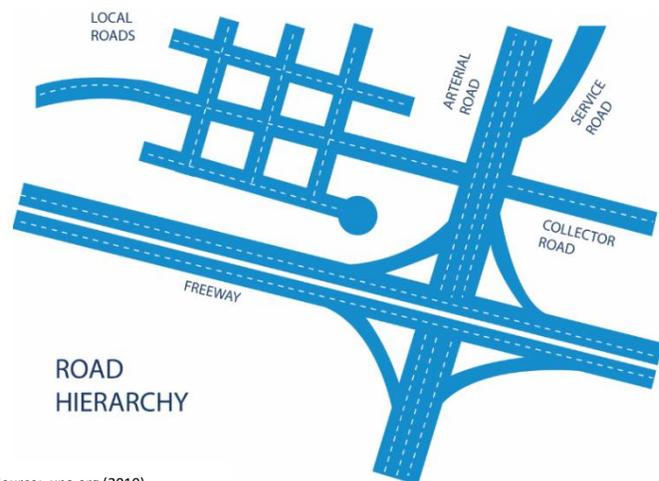
4.1 MOBILITY PLAN

- 4.1.1 The future road system shall be in accordance with the future land use concepts contained in the Municipal Development Plan. More precise alignment of new arterial and collector roads shall be determined through the preparation of Area Structure Plans, outline plans and plans of subdivision.
- 4.1.2 The Town will work with the County of Newell and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Town should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures related to noise, air pollution and safety on lands that may impact the Trans-Canada Highway.
- 4.1.3 The Town shall work together with Alberta Transportation to ensure the gateway entrance into the Town from the Trans-Canada Highway is well-maintained.

- 4.1.4 The Town shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.
- 4.1.5 The Town shall work to build partnerships across Alberta to provide an electric vehicle charging network that connects Bassano to other municipalities and provinces.
- 4.1.6 The Town shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, pedestrian and bicycle traffic and work to minimize noise, vibration and safety concerns associated with rail operations on development within Bassano.
- 4.1.7 The Town should require developers to install noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips between new residential development and highways, railways and arterial roads.
- 4.1.8 Traffic studies shall be required for all major development proposals, especially where they interface with the Trans-Canada Highway. Traffic studies may be required at the discretion of the Town where there may be significant effects on the street system overall, whenever the Town processes an Area Structure Plan, commercial development proposal, tentative subdivision map, or when any proposal would potentially lower the Town level of service beyond the accepted standard.

4.2 LOCAL TRANSPORTATION

- 4.2.1 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of the Area Structure Plan preparation.
- 4.2.2 Town roads shall be classified according to function and as follows:
 - (a) arterial roads which are designed to move traffic efficiently. Property access is deemphasized, whereas traffic movement is emphasized;
 - (b) collector roads shall be moderate-speed, low-to medium-volume facilities which serve to collect traffic from local streets and distribute to the arterial system. Collector streets also provide for direct property access, but their role of serving traffic is equally important;
 - (c) local roads shall be low-speed, low-volume facilities which are used primarily to access property; and
 - (d) lanes provide rear access to parcels and are utilized for access to accessory structures, parking and loading.



Graphic Source: una.org (2019)

- 4.2.3 Access control on arterial roadways should be uniformly applied and maintained in urban areas to reduce congestion and traffic delay, and to encourage safety and economy of the transportation system. (Source: Alberta Transportation)
- 4.2.4 Access control should address the varying needs and functions of each arterial and collector roadway section, which will depend on abutting land use type, existing and proposed development, density of development, and relative urban location. For example, more frequent intersection spacing with some direct access will likely be necessary in central business areas (due to existing development), whereas in outlying residential areas, there should be no direct access and arterial/collector intersections should be spaced at least 400 m apart. (Source: Alberta Transportation)
- 4.2.5 All functional planning and preliminary design of major collector roadways should assess the ramifications of access accommodation to all abutting property parcels and developments (existing and proposed), in conjunction with projected traffic volumes and operating speed. (Source: Alberta Transportation)
- 4.2.6 To overcome operational problems on existing major collector roadways, access control should be exercised following an assessment of existing and potential accident rates and vehicle delay, and prediction of the effects of access control techniques. (Source: Alberta Transportation)
- 4.2.7 Local roads shall be designed and constructed in accordance with the cross-section requirements established by the Town's Engineering standards.
- 4.2.8 For the purposes of access management of Bassano's collector system, intersection spacing shall be 120 m for all rights-of-way. Driveway and alley accesses should also be limited and where allowed should be right turn in and right turn out only.
- 4.2.9 Road infrastructure upgrades shall be prioritized based on the *Town of Bassano Strategic Plan*.
- 4.2.10 Consideration should be given to the use of roundabouts and similar traffic control devices in existing and new neighbourhoods where appropriate to efficiently and safely move traffic.

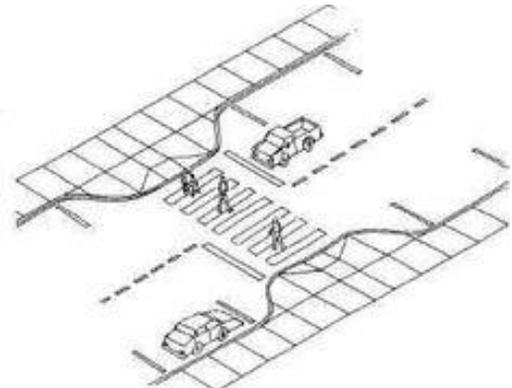
4.3 PARKING & DRIVEWAYS

- 4.3.1 Parking facilities and driveways will be paved or hard-surfaced when connected to a paved street or lane.
- 4.3.2 Investigate the use of parking controls (i.e. signage) to limit parking in certain locations.
- 4.3.3 Driveways providing access onto major collector streets may be denied if alternate access is available or if the Town identifies potential safety issues.
- 4.3.4 For the purposes of collector roads, residential driveways shall not face the street, which means garages must be located in the rear of properties and accessed via alleys. All other uses shall have limited access and take advantage of shared access driveways. Turning movements may be limited to right in and right out.
- 4.3.5 Offset driveway locations should be avoided whenever possible.
- 4.3.6 Where the street frontage is proposed to be improved, all abandoned driveways shall be removed and the curbing and sidewalk to be restored to Town standards.

- 4.3.7 Ensure off-street parking and loading areas are thoughtfully designed and oriented to provide a balance between the efficient use of land, the orientation, layout and massing of buildings, and the human scale.

4.4 PEDESTRIANS & CYCLISTS

- 4.4.1 The Town shall encourage the establishment of bicycle and pedestrian routes as integral components of mobility, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.
- 4.4.2 Ensure that building frontages encourage pedestrian usage of streets, which will contribute to vitality.
- 4.4.3 All arterial and collector roads should have a sidewalk on both sides of the road.
- 4.4.4 The Town shall endeavor to reduce the need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.
- 4.4.5 Pathways and trails should not have midblock crossings on arterial and collector roads and should be avoided on local roads. All crossings on these road categories should be at intersections for pedestrian safety and free flow of traffic. Any approved midblock crossings shall be designed with pedestrian safety features.
- 4.4.6 Pedestrian and bicycle linkages leading to and along 2nd Avenue should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater community.



Graphic Source: researchgate.net (2019)

4.5 ELECTRIC VEHICLES & INFRASTRUCTURE

- 4.5.1 Bassano should respond to the growing demand for electric vehicle infrastructure and services by continually monitoring emerging technologies, related societal trends, and what they might mean for the future of Bassano.
- 4.5.2 The Town should establish what role Council, partner organizations and the private sector should play in providing electric vehicle infrastructure and services within the municipality.
- 4.5.3 The Town should monitor the ACTO Peak to Prairies Electric Charging Network and pursue opportunities which arise with neighbouring municipalities to expand the network to Southeast Alberta.

PART 5: INFRASTRUCTURE MANAGEMENT

Well-designed and effective utility services are the foundation of a well-planned community. New development is expected to connect to the Town's water, wastewater, and stormwater systems. An Infrastructure Master Plan for the community was prepared by MPE Engineering Ltd. for the purposes of reporting on the condition of the infrastructure owned and maintained by the Town of Bassano as well as delineating a plan to provide improved infrastructure to the community (*Town of Bassano Infrastructure Master Plan, MPE Engineering Ltd., 2018 Update*).

The Town of Bassano connected to the regional water pipeline supplied from the City of Brooks in 2014 which includes water supply and treatment. The Newell Regional Services Corporation (NRSC) was developed as a joint partnership between urban municipalities with the Newell Region to supply potable water to municipalities and reduce infrastructure costs through a shared service delivery. The Infrastructure Master Plan notes that the Town has adequate treated water storage but would benefit from a program to upgrade undersized pipes and looping of some water lines to improve fire flow levels.

Bassano's sanitary collection system is comprised of gravity flow pipes that flow to the sewage lagoon facility located to the east of the Town. The MPE Engineering study concluded that the sanitary collection system has adequate capacity to carry flows under current and future conditions. As well, the study identifies key system upgrades to sanitary mains throughout the Town which would improve system performance. A separate study on the sewage lagoon facility was completed in 2010 which included a number of upgrades required to meet current Alberta Environment and Parks standards.

The Town's storm water drainage system is comprised of curb and gutters, culverts, ditches, and swales. The Infrastructure Master Plan concluded that the existing collection system had a considerable amount of debris in the lines restricting flow and recommended that a maintenance program be implemented to improve the drainage system. In addition, the study concluded that storm water management facilities will need to be constructed within new developments in order to collect and properly treat storm water to lessen the amount of untreated water flowing to downstream areas.

GOALS

- Maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services that will attract new institutional, industrial, commercial and residential investment while providing safe and reliable services to existing and future residents.
- Proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
- Incorporate new smart technology in future planned infrastructure projects.
- Promote the use of sustainable practices to reduce utility consumption, demands on utility systems and impacts on the environment.
- Maintain an offsite levy bylaw which over time covers the cost of development.

5.1 GENERAL INFRASTRUCTURE

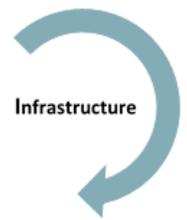
- 5.1.1 All new development shall be required to be sustainably serviced by all municipal utilities to a standard satisfactory to the Town.
- 5.1.2 The Town shall prepare infrastructure design guidelines specific to the municipality which will ensure consistent development of municipal services in new and existing developments within Bassano.
- 5.1.3 The Town shall endeavour to regularly review and update the Infrastructure Master Plan to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements, long-term servicing and sustainability concepts.
- 5.1.4 The Town shall endeavour to incorporate smart technology into infrastructure projects outlined in the Infrastructure Master Plan.
- 5.1.5 The Town shall encourage the residents, businesses and institutions of Bassano to reduce their overall consumption of treated municipal water and control stormwater runoff on individual properties wherever possible.
- 5.1.6 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 5.1.7 The Town shall extend and upgrade its storm water management system as required to effectively manage storm water runoff from urbanized areas in accordance with the requirements of Alberta Environment and Parks and best management practices.
- 5.1.8 Where possible utilities will follow transportation corridors to reduce consumption of land.

5.2 WATER & WASTEWATER

- 5.2.1 Development and buildings relying on the regional potable water system should try to incorporate the use of low flow fixtures and appliances.
- 5.2.2 All new development shall, if infrastructure and capacity is available, connect to the municipal treated water and wastewater systems.
- 5.2.3 A wastewater servicing study may be required as part of the Area Structure Plan preparation process, subdivision application, and/or development permit application to determine wastewater demand and infrastructure requirements.
- 5.2.4 Notwithstanding policy 5.2.2, agricultural and transitional land uses may provide wastewater service by a private sewage treatment system in accordance with provincial regulation if infrastructure and/or capacity is not available.
- 5.2.5 Sump pumps shall not connect to the wastewater system.

5.3 STORMWATER MANAGEMENT

- 5.3.1 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.
- 5.3.2 Where required, proponents of new development shall identify, secure, and implement, in consultation with the Town, the downstream stormwater conveyance system.
- 5.3.3 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 5.3.4 Stormwater management facilities should be designed to function as a part of the open space system and consideration should be given to the naturalization of the facilities whenever feasible.
- 5.3.5 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the Town of Bassano Engineering Standards and provincial regulations.
- 5.3.6 As part of an Area Structure Plan preparation process, the applicant shall submit a stormwater management plan consistent with the approved master drainage plan, Town Engineering Standards, provincial regulations, and the policies of this Plan.
- 5.3.7 The stormwater management report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.
- 5.3.8 A stormwater management report should address the following:
 - (a) impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
 - (b) preferred use of gravity systems over pressurized pipe or pumped systems;
 - (c) an adequate emergency escape path;
 - (d) the potential staging and practical tie-in points for proposed development;
 - (e) inclusion of backup generators to power pumps in case of power outages;
 - (f) accommodation of the additional base flow generated from sump pumps;
 - (g) flow contributions from the upstream natural catchments; and
 - (h) downstream impacts.
- 5.3.9 Best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented.



5.4 SHALLOW UTILITIES

- 5.4.1 The development of utility services should support an orderly, logical, and sequential pattern of development.
- 5.4.2 All new development shall be serviced with shallow utilities at the expense of the developer and all utility lines should be placed underground in all new subdivisions.
- 5.4.3 Commercial communications facilities (towers) should locate on land identified for business park uses and be in accordance with Town siting protocol found in Land Use Bylaw.
- 5.4.4 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider and all easements should be granted in the name of the Town.

PART 6: GOVERNANCE

The Municipality and the community have a strong connection, based on a shared vision and plan for the future. Council shall creatively and carefully manage development that is consistent with community values identified through the preparation of the MDP and other documents including the *Town of Bassano Strategic Plan*, *Beautiful Bassano Initiative* and *Bassano 2030 Integrated Community Sustainability Plan*. Council, through administration, will deliver infrastructure, municipal and recreational services within the Town's financial capacity to all residents. Council will continue to work cooperatively with neighbouring municipalities, stakeholders and government partners to continue to advance the vision of the community.

Community development requires input and contribution from many different participants. Working together, Council sets the directions for services and development that meets Bassano's needs. Open and inclusive discussion enables representation and leadership that is connected and accountable. Good governance is critical to meeting residents' and stakeholders' needs. Legislative, administrative, monitoring and service systems will lead to actions that take us closer to the vision for Bassano.

The Town recognizes that meaningful public involvement in municipal projects results in invaluable information and currently engages with the public on a wide variety of projects. Bassano also hosts a number of boards and committees that have members of the public as key participants. The Town encourages civic involvement in municipal decisions, and is continuously improving its processes to ensure the public has the opportunity to participate meaningfully.

Meaningful public participation is a key ingredient in ensuring a broad base of public support for the planning and other policy proposals considered by Council on behalf of the Town of Bassano. The *Municipal Government Act* specifies circumstances and types of decisions when public input must be sought. Beyond these requirements, municipalities are able to pursue as much public input as they feel is warranted by a particular issue or proposal. Various tools exist to achieve public input such as notification through mail and newsletter, open houses, workshops, public meetings, surveys, and questionnaires. Public participation can serve to educate and inform all participants about issues of importance to the community, planning processes and the nature of planning decisions.

The Town of Bassano and the County of Newell have been operating under an Intermunicipal Development Plan (IDP) since 2015. The purpose of the IDP is to address potential planning issues on lands surrounding the Town. The IDP facilitates the coordination of future land use and development on lands bordering the municipalities and serves as a means of information sharing between the Town and County. Continued dialogue, collaboration and coordination are important as the Town and the surrounding region evolve.

GOALS

- Implement the Plan through other statutory and non-statutory planning documents including the preparation of master plans, strategic plans, and other initiatives for key areas of the community.
- Implement the Plan through decisions of the Council and direction through policy to the Municipal Subdivision and Development Authority.
- Continue to raise awareness for public participation and to enhance opportunities for the public to participate in municipal planning processes.
- Foster awareness of land use planning policies and participation opportunities in planning processes by members of the general public and the private sector.

- Ensure cooperation in planning issues between neighbouring municipalities.

6.1 COUNCIL'S ROLE

6.1.1 Council shall, within the scope of its authority:

- assign Town administration, delegated officers, committees, commissions and boards, to administer and implement the Municipal Development Plan;
- initiate and oversee the planning programs, budgets, recommendations and activities necessary to administer and implement the Municipal Development Plan;
- consult with and seek advice from all relevant stakeholders on decisions required to administer and implement the Municipal Development Plan.

6.1.2 The goals and policies of the Municipal Development Plan shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (Area Structure Plans and Area Redevelopment Plans), non-statutory plans (strategic plans, outline plans, design schemes, etc.), and the Land Use Bylaw.

6.1.3 In order to consider a Land Use Bylaw redesignation or to generally provide directions for land use change in an area, Council may require the preparation of an Area Structure Plan or an outline plan or amendments to existing plans. New plans and amendments to plans should provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

6.1.4 Subject to Council's approval, minor variations from the policies of the Municipal Development Plan shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.

6.1.5 The Town will be fiscally responsible by ensuring expenditures are matched to sustainable revenue sources.

6.1.6 The Town will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while still ensuring the needs of residents, businesses and other stakeholders are met.

6.1.7 The Town will develop formal policies in areas under its jurisdiction that will allow a strategic framework for municipal action. Legislative compliance, best practices and strategic intent will inform the discussion. When making decisions, the Town will consider alternatives based on policies, to ensure long-term planning and strategic objectives.

6.2 PUBLIC ENGAGEMENT AND COMMUNICATION

6.2.1 Council shall, using the public participation policy, promote creative participation techniques and recognize the need to reach out to all groups within the community.

6.2.2 The Town should actively encourage the public to be involved in municipal decision-making and the implementation of the Municipal Development Plan vision.

- 6.2.3 Bassano shall be proactive in providing transparent communication to the public regarding opportunities for involvement and upcoming municipal decisions.
- 6.2.4 Standards shall be established regarding the type and quality of public engagement for all development proposals. The Town should ensure that all development applications meet the public engagement standards before being considered for approvals.
- 6.2.5 The Town shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public.
- 6.2.6 The Town shall diversify the manner in which information is available to the public through use of the Town office, the Town website, and existing public participation initiatives such as the annual Community meeting.

6.3 INTERMUNICIPAL COOPERATION

- 6.3.1 The Town of Bassano shall continue to cooperate and consult with the County of Newell in accordance with the *County of Newell & Town of Bassano Intermunicipal Development Plan Bylaw No. 1820-15 & Bylaw No. 855/15*.
- 6.3.2 Statutory Plans, Land Use Bylaws, subdivision and development applications will be circulated to the County of Newell for comments in accordance with the adopted IDP.
- 6.3.3 The Town will endeavour to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

PART 7: SOUTH SASKATCHEWAN REGIONAL PLAN

South Saskatchewan Regional Plan Conformance

The Alberta Land Use Framework, implemented by the Provincial Government in 2008, provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Town of Bassano is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which became effective in fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

All statutory plans and relevant documents must comply with the SSRP. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration declaring compliance with the province. Ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

Section 1: Use Land Efficiently

1. All land use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (5.1)

1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.

Relevant MDP Policy: 3.6.4

1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.

Relevant MDP Policy: 3.6.4, 3.6.5

1.3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.

Relevant MDP Policy: 3.4.1, 3.9.1

1.4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

Relevant MDP Policy: 3.4.1, 3.9.1, Infrastructure Management Goals

1.5. Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.

Relevant MDP Policy: 3.4.1, 3.12.5

1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.

Relevant MDP Policy: Governance Goals

2. Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands. (5.2)

Relevant MDP Policy: Infrastructure Management Goals

Section 2: Planning Cooperation and Integration

Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (8.1)

Relevant MDP Policy: Governance Goals

Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (8.2)

Relevant MDP Policy: 6.3.2

Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (8.3)

Relevant MDP Policy: 6.3.2

Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (8.4)

Relevant MDP Policy: 3.15.1, 3.15.2

Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (8.5)

Relevant MDP Policy: Guiding Principles

Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning. (8.6)

Relevant MDP Policy: 2.9.1, 6.3.1

Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (8.7)

Relevant MDP Policy: 6.3.1, 6.3.2

Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (8.8)

Relevant MDP Policy: 6.3.3

Section 3: Building Sustainable Communities

Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (8.11)

Relevant MDP Policy: Guiding Principles

Contribute to a healthy environment, healthy economy and a high quality of life. (8.12)

Relevant MDP Policy: Guiding Principles

Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (8.13)

Relevant MDP Policy: 3.9.1, 3.11.4

Feature innovative housing design, range of densities and housing types such as mixed use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunity for the variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (8.14)

Relevant MDP Policy: 3.4.3, 3.5.1, 3.6.2, 3.6.3, 3.7.3

Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (8.15)

Relevant MDP Policy: 3.11.5

Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (8.16)

Relevant MDP Policy: Not applicable to Bassano

Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (8.17)

Relevant MDP Policy: Guiding Principles

Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (8.18)

Relevant MDP Policy: 3.12.2

Section 4: Agriculture

Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (8.19)

Relevant MDP Policy: Not applicable to Bassano

Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (8.20)

Relevant MDP Policy: 3.16.1, 3.16.2

Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands. (8.21)

Relevant MDP Policy: 3.16.1, 3.16.2

Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (8.22)

Relevant MDP Policy: 3.16.3

Section 5: Water and Watersheds

Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (8.23)

Relevant MDP Policy: Not applicable to Bassano

Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (8.24)

Relevant MDP Policy: Not applicable to Bassano

Prohibit unauthorized future use or development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (8.25)

Relevant MDP Policy: Not applicable to Bassano

Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (8.26)

Relevant MDP Policy: 2.8.8

Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (8.27)

Relevant MDP Policy: Not applicable to Bassano

Consider local impacts as well as impacts on the entire watershed. (8.28)

Relevant MDP Policy: Not applicable to Bassano

Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (8.29)

Relevant MDP Policy: Not applicable to Bassano

Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (8.30)

Relevant MDP Policy: Not applicable to Bassano

Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (8.31)

Relevant MDP Policy: Not applicable to Bassano

Facilitate public access and enjoyment of water features, to the extent possible. (8.32)

Relevant MDP Policy: Not applicable to Bassano

Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (8.33)

Relevant MDP Policy: 2.8.8

Section 6: Historic Resources

Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (8.34)

Relevant MDP Policy: 2.7.4, 2.7.9, 3.10.6

Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (8.35)

Relevant MDP Policy: Not applicable to Bassano

Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (8.36)

Relevant MDP Policy: Not applicable to Bassano

Section 7: Transportation

Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (8.37)

Relevant MDP Policy: 4.1.3

Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (8.38)

Relevant MDP Policy: 4.1.8

Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (8.39)

Relevant MDP Policy: 4.1.2