



TOWN OF BASSANO

**PUBLIC NOTICE OF DEVELOPMENT APPLICATION
ADJACENT LANDOWNERS AND PERSONS LIKELY TO BE AFFECTED**

***Hand delivered or emailed between October 15-16, 2020**

DEVELOPMENT APPLICATION:	Development Permit No. TOB-D-14-20
	Application for: Discretionary Use and Permitted Uses – Tire Shop/Transportation Dispatch Depot/Outdoor Storage
DISTRICTING:	Industrial Commercial (IC)
CIVIC ADDRESS:	902 – 2nd Avenue, Bassano
LEGAL DESCRIPTION:	Plan 201 1468; Block 31; Lots 10

Dear Sir or Madame:

Between October 6-8, 2020 as an adjacent landowner that may be affected by a development, you should have received a Public Notice of Development related to a Tire Shop/Transportation Dispatch Depot/Outdoor storage at 902 – 2nd Avenue, Bassano (TOB-D-14-20).

The Municipal Planning Commission (MPC) considered the application on October 13, 2020. The MPC was read all comments received by the CAO related to the application and heard from members of the public and the developer who attended the meeting virtually. Prior to deciding on the development permit application, the MPC decided to provide some follow up information to adjacent landowners in good faith.

The MPC will meet a second time on October 27, 2020 to discuss the application. It is expected that the development permit application for 902 – 2nd Avenue will be approved with updated conditions (see Attachment 1). The development being considered it allow for a Tire Shop/Transportation Dispatch Depot/Outdoor Storage. The business will operate as a tire warehouse and distribution centre for agriculture equipment. Silk Tire selected Bassano as its desired site to expand its business in Alberta and has one location in Saskatchewan. The business development supports the diversification of Alberta’s economy and has the potential to generate jobs in Bassano. It align with the Town’s

strategic priorities, plans, bylaws, and vision “to be 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”.

Below is a summary of the discussion on October 13, 2020.

PUBLIC QUESTION OR COMMENT RECEIVED PRIOR TO OCT 14, 2020	INFORMATION FROM APPLICANT OR TOWN	HOW CONCERN WILL BE ADDRESSED
<p>Noise and Odour</p> <ul style="list-style-type: none"> Noise from trucks, equipment, and other heavy activity. Beeping from vehicles as they back up. Idling of diesel vehicles and exhaust fumes. Smell from new tires. 	<ul style="list-style-type: none"> Trucks will do as little idling as possible. No backup alarms on vehicles. Smell not an issue. Takes 10 minutes to 3 hours to complete truck loads. Will operate during normal working hours (the business does not operate 24/7). 	<ul style="list-style-type: none"> No specific conditions required in accordance with the Land Use Bylaw (LUB). Property will be treated the same as all other properties in Bassano regarding standards. The Town will rely on the Community Standards Bylaw to manage concerns with noise, vermin, unsightly storage, and weeds as it does with all properties in Bassano if an issue arises.
<p>Environmental</p> <ul style="list-style-type: none"> How many tires will be stored? Improperly stored tires can hold standing water and be a breeding ground for insects and rodents. Risk of tire fires. 	<ul style="list-style-type: none"> May be a few hundred tires to over 3000 tires. Business is based on moving new tires, not storing older tires. Tire stock rotates quickly and will not have standing water. 	<ul style="list-style-type: none"> The Community Standards Bylaw outlines what is considered unacceptable for nuisance and unsightly properties, noise, inoperable vehicles and graffiti and outlines methods for enforcement. The Community Standards Bylaw and Beautify Bassano Initiative are available on the website (www.bassano.ca) and are used to address such concerns.

<p>Landscaping</p> <ul style="list-style-type: none"> • Use of chemicals from weeds not desired. • Proper maintenance of vegetation. 	<ul style="list-style-type: none"> • The Town uses chemicals to contain weeds in public areas and it is therefore not fair to restrict the methods of weed control on private properties. 	<ul style="list-style-type: none"> • The development permit includes a condition that the frontage landscaping (facing 2nd Avenue) is required to be enhanced to include a variety of approved materials (e.g. feature rocks, hearty bushes, gravel).
<p>Aesthetics</p> <ul style="list-style-type: none"> • Chain link fence not acceptable. • Outdoor activities on site should be screened from view. • Negative look of tires being stored outside. 	<ul style="list-style-type: none"> • Applicant has indicated willingness to provide a privacy fence along the west side of the property that is adjacent to the residential district. • Not all tires will be stored outside, and tire stock will rotate out regularly. 	<ul style="list-style-type: none"> • The development permit will include a condition that the “the applicant shall install fence screening along the entire area adjacent to the residential district”. • This fence shall be 6 to 8 feet and may be chain link with slates or corrugated steel or another method that provides appropriate screening of the commercial/industrial activities.
<p>Property Value and Traffic</p> <ul style="list-style-type: none"> • Decrease value of residential property with an industrial commercial business nearby. • Will produce higher traffic in the area. 	<ul style="list-style-type: none"> • Property values are outside of a land use planning decision, however generally new investment in a property will result in an increase in adjacent property values. • Increased traffic is expected as part of the business and can be accommodated. 	<ul style="list-style-type: none"> • The development permit includes conditions for onsite parking and the site plan identifies a logical flow of truck traffic in and out of the site.
<p>Utility corridor</p> <ul style="list-style-type: none"> • If the utility corridor on the site is fenced in, how will workers access it if needed? 	<ul style="list-style-type: none"> • Permanent structures are not allowed on utility corridors, but fences, parking and other movable things are. • If access is required for maintenance the fence will be removed as needed, 	<ul style="list-style-type: none"> • No specific condition required

with costs born by the property
owner.

We hope this information serves you well. The MPC invites you to attend the virtual meeting on October 27, 2020 at 6:00 p.m. (<https://call.lifesizecloud.com/5828887>) and thanks you for your interest in this file. We are working together to thoughtfully build Bassano for current and future generations.

Sincerely,



Amanda Davis, MBA
CAO

Attachment 1

The list of proposed conditions (below) will be considered by the MPC on October 27, 2020 related to TOB-D-14-20. The development permit and site plan are available for public viewing at www.bassano.ca.

Applicant: Gary Silk

Location: 902 – 2nd Avenue, Bassano (Plan 201 1468; Block 31; Lot 10)

Land Use District: Industrial Commercial (IC)



That the Municipal Planning Commission approves the discretionary use development permit TOB-D-14-20 on Plan 201 1468; Block 31; Lot 10 in accordance with the application, the narrative and the site plan received on October 6, 2020 the following variances and conditions:

Variances

1. That the front yard setback is relaxed from 25 feet to 9.9 feet for the existing building.
2. That the side yard setback is relaxed from 20 feet to 4 feet for the existing building.

Conditions

1. 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.
2. 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.
3. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 885/19.

4. The development shall allow for a tire shop; transportation dispatch depot; and outdoor storage.
5. Parking: Parking shall not be permitted on the boulevard.
6. Landscaping: The applicant is required to enhance the landscape plan to include a variety of approved materials (e.g. ground cover, feature rocks, or vegetation) in accordance with Schedule 8, Section 3 of the Land Use Bylaw. The landscape plan shall be provided to the development officer for approval. The property must be maintained and free of weeds and other noxious vegetation in accordance with the Community Standards Bylaw #878/18 which is subject to change.
7. Outdoor Storage, Fencing and Screening: the applicant shall install fence screening along the entire area adjacent to the residential district. The fence screening plan shall be provided to the development officer for approval and must include a fence between 6 – 8 feet with slats, corrugated steel or another method that provides appropriate screening of the commercial/industrial activities. The outdoor storage of equipment and business-related items shall be kept tidy and in order.
8. Mitigation of Impacts from Noise, Odor, Vibration and Air Quality: the development authority shall not require a mitigation plan at this time. This may be subject to change based on long-term business operations. The applicant shall respect noise requirements as stated in the Town's Community Standards Bylaw 878/18 which is subject to change.
9. The east man door facing 2nd Avenue shall be painted to improve building aesthetics.
10. A business license must be obtained from the Town of Bassano.
11. The disposal of fluids must be done in accordance with provincial and federal guidelines. Proper storage of fluids must be provided on site to prevent any potential site contamination or fire hazard.
12. The disposal of any fluids except water and wastewater is not permitted in the municipal infrastructure.
13. If a sump drain exists at the premise or is installed, a screening system must be installed at the discharge point to catch any solids from entering the sanitary mainline.