

# TOWN OF BASSANO

## NEW LAND USE BYLAW INITIAL SURVEY

### MARCH 3, 2021

The Town of Bassano is starting the process of writing a new Land Use Bylaw for the Town that will align with the new Municipal Development Plan that was adopted in 2020. This initial survey is to assist the Town in starting to draft new regulations for the Land Use Bylaw. There will be more information shared and future engagement opportunities available over the coming months.

This survey is anonymous. A summary of responses will be provided once the survey closes. Please answer the below questions to the best of your ability, checking the box beside your answer and providing additional comments if desired in the boxes available.

The survey is available in print or online. The online survey link is available on the Town’s Facebook page, and its website ([www.bassano.ca](http://www.bassano.ca)). Each resident in Bassano is encouraged to complete one survey.

**Please provide your completed survey to the Town by MARCH 22, 2021.**

The survey can be dropped off at the Town office (502 2<sup>nd</sup> Avenue, Bassano), mailed to the Town (P.O. Box 299, Bassano AB, T0J 0B0) or emailed to [cao@bassano.ca](mailto:cao@bassano.ca)

#### ABOUT YOU (check only one box per question)

1. Where do you live?	
<input type="checkbox"/>	Town of Bassano
<input type="checkbox"/>	County of Newell
<input type="checkbox"/>	Other (please specify):

2. How long have you been living in the area?	
<input type="checkbox"/>	Less than 5 years
<input type="checkbox"/>	5 to 10 years
<input type="checkbox"/>	More than 10 years
<input type="checkbox"/>	Not applicable

3. Do you own or rent your home in Bassano?	
<input type="checkbox"/>	Own
<input type="checkbox"/>	Rent
<input type="checkbox"/>	Investment property
<input type="checkbox"/>	Not applicable

<b>4. Apart from your home, do you own land or a building in Bassano?</b>	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<b>5. Where do you work?</b>	
<input type="checkbox"/>	Town of Bassano
<input type="checkbox"/>	County of Newell
<input type="checkbox"/>	City of Brooks
<input type="checkbox"/>	I am retired or not currently working
<input type="checkbox"/>	I am a student
<input type="checkbox"/>	I run an online business with one or more "home bases"
<input type="checkbox"/>	Other (please specify)

<b>6. Do you own or operate a business in Bassano?</b>	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<b>7. Have you ever used the Bassano Land Use Bylaw?</b>	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No
<input type="checkbox"/>	Not Sure

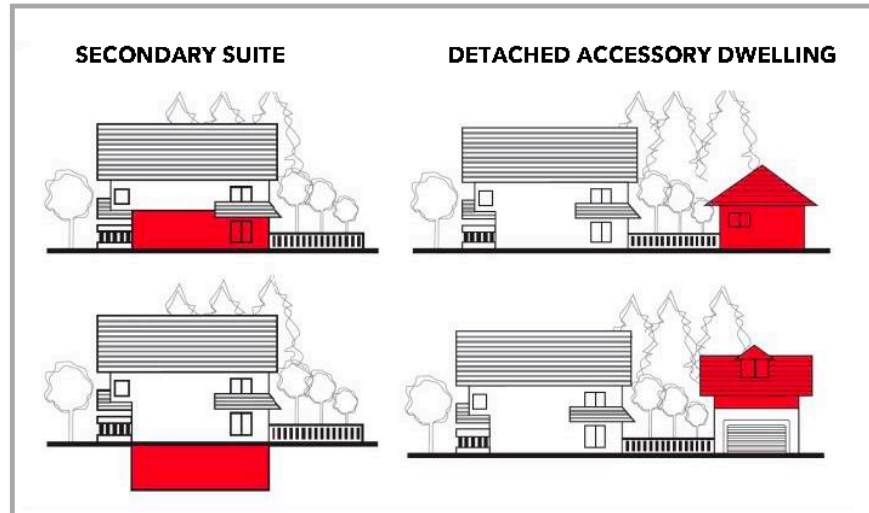
<b>8. Have you ever applied for a development permit with the Town of Bassano?</b>	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<b>9. Have you ever applied for a subdivision with the Town of Bassano?</b>	
<input type="checkbox"/>	Yes
<input type="checkbox"/>	No

<b>10. Are you familiar with land use districts, their regulations and related development standards that affect you (your business or property)?</b>	
<input type="checkbox"/>	Very familiar
<input type="checkbox"/>	Somewhat familiar
<input type="checkbox"/>	Not familiar at all

## DETACHED ACCESSORY DWELLINGS

Detached accessory dwelling refers to a home that is built on a lot that already contains an existing home. Detached accessory dwelling units are separate from the main home, such as a garage or garden suite, in contrast to a secondary suite (basement suite) which is already allowed in Bassano.



<b>11. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Detached accessory dwelling units should be allowable in all residential areas in Town.					
Detached accessory dwelling units should only be allowed in mixed use areas close to main street.					
One detached accessory dwelling unit (garage or garden suite) and one basement suite should be allowed on a lot.					
Detached accessory dwelling units should not be visible from the street. For example, a garage suite should not be taller than the main house on the property.					
<b>Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
A detached accessory dwelling unit should match the design of the main house on the property.					

## **12. Identify any key issues or suggestions for adding detached accessory dwelling units in Bassano.**

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## HOME OCCUPATIONS AND LIVE-WORK DEVELOPMENT

Home occupations in Bassano are when a business is run out of a home. Home occupations must be subordinate to the residence and not change the appearance of the residential home or accessory building where the home occupation is operated.

Live-work development refers to an arrangement where a business and a home are on the same lot, but the business may be more high intensity and may change the look of the home or accessory building to look less residential.

<b>13. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
An accessory dwelling unit and a live-work development should be allowed to exist on the same lot in areas adjacent to main street.					
There should be an option in Bassano to have live-work development (having a residence and a business on a lot without the business being subordinate).					
Live work development is appropriate on or near main street, but not in predominantly residential areas.					

<b>14. Identify any key issues or suggestions for home occupations or live-work development in Bassano.</b>

**MAIN STREET DEVELOPMENT**

<b>15. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Residential development should be allowed in main street buildings even if there is not a commercial use in the same building.					
Retail commercial buildings should have windows and architectural details to create interest for people walking by.					
In the main street, new commercial development should be required to be as close to the street as possible to promote a 'main street' style of development (zero lot line).					

<b>16. Identify any key issues or suggestions for main street Bassano.</b>

**LANDSCAPING**

<b>17. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
All development in Bassano should require some form of landscaping.					
More landscaping should be required for commercial developments than industrial developments.					
Commercial or industrial developments adjacent to residential development should require additional landscaping, such as a buffer of vegetation on the setback adjacent to residential.					
Landscaping that requires minimal water usage should be prioritized over other forms of landscaping.					

<b>18. Identify any key issues or suggestions for landscaping requirements in Bassano.</b>

**PARKING**

<b>19. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Most residential development appears to have adequate parking spaces.					
Commercial development in Bassano generally has adequate parking available on site.					
Industrial development in Bassano generally has adequate parking available on site.					
New development should be required to provide bicycle parking.					
Oversized vehicles, such as work trucks or recreational vehicles, should not be allowed to be parked on the driveway or front yard of residential areas.					
Only one oversized vehicle should be allowed to be parked on a lot in residential areas.					

<p><b>20. Identify any key issues or suggestions for parking requirements in Bassano.</b></p>

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## AGRICULTURE

Currently extensive agriculture is an allowable use only in the urban reserve land use district. Urban agriculture is the term often used to refer to smaller scale agriculture production within cities or towns, including both traditional soil gardening and greenhouse or other new farming technologies. Urban agriculture may also refer to keeping of animals for personal use, such as chickens and bees.

<b>21. Rate your level of agreement with the following statements</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>No opinion</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Urban agriculture, such as small-scale greenhouses and small plot farms, should be allowed in Bassano.					
Backyard chickens and bees should be allowed in residential areas if properly regulated.					

### **22. Identify any key issues or suggestions for accommodating urban agriculture in Bassano.**

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### **23. Please provide any other comments or suggestions related to the land use bylaw.**

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