



# MPC AGENDA

Meeting: October 4, 2021 6:00 p.m.

Location: Virtual Meeting (<https://call.lifesizecloud.com/10763743>)

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**1. CALL TO ORDER**

**2. EXCUSED FROM MEETING**

**3. ADOPTION OF AGENDA**

**4. ADOPTION OF MINUTES**

4.1 September 13, 2021

**5. DEVELOPMENT REPORT**

5.1 None

**6. DEVELOPMENT PERMITS/REQUESTS**

6.1 Plan 751 0019, Block 1 – TOB-D-20-21 – Discretionary Use/Variance

6.2 Plan 041 1235, Block 20, Lot 8 – TOB-D-21-21 – Variance

**7. SUBDIVISIONS**

None

**8. INFORMATION ITEMS**

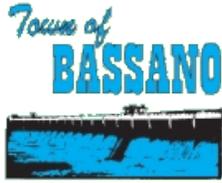
None

**9. QUESTION PERIOD**

**10. CLOSED SESSION**

None

**11. ADJOURNMENT**



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN PERSON ON SEPTEMBER 13, 2021.**

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**MPC MEMBERS**

CHAIR Tom Rose (virtual)  
BOARD MEMBERS Kevin Jones  
Ron Wickson  
John Slomp  
Doug Barlow  
Irvin Morey  
Sonya Procter (virtual)

STAFF Amanda Davis, Chief Administrative Officer

OTHER Sandra Stanway, Brooks Bulletin

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**1. CALL TO ORDER**

Chair Rose called the meeting to order at 6:00 p.m.

**2. EXCUSED FROM MEETING**

**3. ADOPTION OF AGENDA**

**MPC31/21** Moved by **MEMBER PROCTER** that the agenda is approved as presented.

**CARRIED**

**4. ADOPTION OF MINUTES**

**4.1 Adoption of minutes from the Municipal Planning Commission meeting on August 9, 2021**

**MPC32/21** Moved by **MEMBER JONES** that the Municipal Planning Commission minutes of August 9, 2021 are approved as presented.

**CARRIED**

**5. DEVELOPMENT REPORT**

**5.1 Development Officer report for the period ending September 8, 2021.**

**MPC33/21** Moved by **MEMBER SLOMP** that the development officer report for the period ending September 8, 2021 is approved as presented and attached to and forming part of the minutes.

**6. DEVELOPMENT PERMITS/REQUESTS**

**6.1 Plan 3158AB, Block 14, Lot 17 - TOB-D-17-21 – Variance**

Development permit TOB-D-17-21 was presented and discussed.

**MPC34/21** Moved by **MEMBER MOREY** that the Municipal Planning Commission approves development permit TOB-D-17-21 on Plan 3158AB; Block 14, Lot 17 to allow for a variance to the front yard setback in accordance with the development permit and site plan received on August 12, 2021, with the following conditions:

Variance

1. To allow for a minimum front yard setback of 22 feet for the principal building.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on August 12, 2021. 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. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 3158AB; Block 14, Lot 17 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

CARRIED

**6.2 Plan 4437AD, Block 28, Lots 21-23 - TOB-D-18-21 – Variance**

Development permit TOB-D-18-21 was presented and discussed.

**MPC35/21** Moved by **MEMBER PROCTER** that the Municipal Planning Commission approves the development permit TOB-D-18-21 on Plan 4437AD; Block 28, Lots 21-23 to allow for three variances in accordance with the development permit and site plan received on August 12, 2021, with the following conditions:

Variance

1. To allow for a minimum secondary front yard setback of 9.28 feet for the principal building.

2. To allow for a minimum side yard setback of 3.67 feet from the principal building.
3. To allow for a minimum secondary front yard setback of 7.38 feet for the 10' x 12' existing portable shed.

Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on August 12, 2021. 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. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 4437AD; Block 28, Lots 21-23 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

**CARRIED**

**7. SUBDIVISIONS**

None

**8. INFORMATION ITEMS**

None

**9. QUESTION PERIOD**

None

**10. CLOSED SESSION**

None

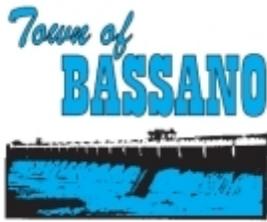
**11. ADJOURNMENT**

**MPC36/21** Moved by **CHAIR ROSE** adjourned the regular Municipal Planning Commission meeting of September 13, 2021 at 6:06 p.m.

**CARRIED**

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Chief Administrative Officer



# REQUEST FOR DECISION

Meeting: October 4, 2021 MPC  
Agenda Item: 6.1

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## Plan 751 0019, Block 1 – Discretionary Use/Variance Request Development Permit Application TOB-D-20-21

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### BACKGROUND

**Applicant:** Charnjot Gill  
**Plan 751 0019, Block 1**  
**Land Use:** Industrial Commercial (IC)  
**Location:** 1056 – 2<sup>nd</sup> Avenue, Bassano

An application has been received for an Agricultural Transloading Facility at the above location. As a condition on the sale of the property, the applicant must obtain a development permit to ensure he can operate the proposed business.



The application addresses phase one of the proposed development. This phase of the development includes, a general site remediation, office building renovation, addition of six grain hoppers, and onsite transport equipment with storage.

Future phases are expected that include additional grain bins and a packaging facility. Any expansion will require a separate development permit unless it is for the addition of grain bins under the proposed application - an amendment would have to be submitted within one-year of its issuance.

The applicant intends to maintain the cement foundation of the former milling operation as it may be used as part of a future expansion. The two utility buildings are being assessed to determine their viability. If possible, they will be demolished as part of this application.

### Development Narrative

The applicant proposes an agricultural transloading facility at this location. The development includes the use of the existing office building and the existing scale. Six new grain bins are proposed. The existing building foundation that supported the previous seed cleaning plant will remain onsite and may be used in the future as a loading area with the addition of a building for clean grain packaging.

Transloading will occur with the ability to containerize bulk grain for export. It is anticipated that they will handle up to 8,000MT per month starting with 2,000 – 4,000 MT and up 20 percent each year based on current projections.

The first phase of the development is to operationalize the office space and install up to six grain bins. The footprint of the office building will remain unchanged.

At present, the business involves traditional railcar route where they would export out of the prairies via Canadian Port of Vancouver, Rupert or Montreal and Halifax in the east coast within two of the Canadian railcar carriers. The new business (transloading) enables them to divert railcar traffic towards loading domestically at the Bassano site via sea cans.

As explained throughout the supplemental information, the placement of bins will vary as the business grows. All six bins may not be necessary at the onset but will be expected within the first year.

The development is expected to generate up to 9 jobs as they will require 2-4 truck drivers with a valid Class 1 license, at the beginning of their program and 2-5 facility staff with administrative personnel.

The expected traffic flow will be approximately 250 – 350 per month and will increase as the business grows.

The project is a clean growth development that requires minimal water resources. All grain is clean and processing will not occur at this location. The product will be containerized for shipment. This means, SeaCans will remain onsite temporarily for shipment. The supplemental narrative explains the development logistics and was planned in direct consultation with the development officer to align with municipal plans/policies.

### MPC Considerations

There are three aspects of the development to be addressed:

1. Use: transloading facility (discretionary) and respective operations
2. Accessory structure variance: height of hopper bins from 35' to 44' 11"
3. Accessory structure variance: setback between structures from 10' to between 2' – 6' each

### Transloading Facility

- Hours of operation are expected for 7-days per week between 6:00 a.m. and 6:30 p.m.
- Landscaping: the entire site will be graveled to support the transloading operation. Existing onsite trees will be trimmed and maintained.
- This development will increase the flow of traffic entering Bassano by 250 trucks and up to 1,300 trucks per month (hopper trucks and container trucks).
- The weight of the trucks will vary between 21 – 44 MT
- Noise, odor, vibration, and air quality is not expected to be a concern. Noise generated from vehicles is expected to be consistent with adjacent industrial commercial properties (e.g. P and H, Hillside Excavating, and Bassano Farms).
- Limited waste by-product – transport of clean grain

- Up to six shipping containers will be required for temporary placement and will be rotated through a fleet. Containers will not be stacked.
- Commercial truck parking is expected as shown on the site plan.

Accessory Structure Variance – Bin Height

- A variance is required at the site to increase the maximum allowable height from 35' to 44' 11". At the onset, six bin are required within the first year of operation with a diameter of 16'. Bin capacity is 6,070 bushel or 200 MT.

Accessory Structure Variance – Setback

- A variance is required for setback separation. The bylaw states there must be a minimum of 10' setback between accessory structures. As these bins are made from steel, the setback variance can be reduced. This is acceptable within the Alberta Building Code like the reduction provided at 322 – 1<sup>st</sup> Avenue for the water tanks. The applicant requires bin separation between 2' and 6' for efficient operations.

The MPC's must decide on the discretionary use and variance request.

When deciding on the application, the MPC must determine if:

1. The variance unduly interferes with the amenities of the neighborhood,
2. The variance materially interferes with or affects the use, enjoyment, or value of neighboring properties, and
3. The proposed development conforms with the use prescribed for that land or building within Schedule 2 – Use Regulations.
4. Granting a variance is a last resort as the purpose of a Land Use Bylaw is to set standards. Does the variance meet the definition for extenuating circumstance?

The Development Officer confirms:

1. The variance does not unduly interfere with the amenities of the neighborhood.
2. The variance as proposed does not seem to materially interfere with or affect the use, enjoyment of value of the neighboring properties.
3. The proposed development conforms with the use prescribed within Schedule 2 – Use Regulations.
4. Granting the variance is reasonable as it does not violate building codes and eases operation.

Notice of the development/variance was emailed to adjacent landowners on September 27, 2021. A revised notice including a copy of the MPC agenda was sent on October 1, 2021 because there was an error within the notice stating the transloading facility is a permitted use when in fact, it is a discretionary use. At the time this report was prepared, one call was received asking for an explanation of a transloading facility with further compliments related to the proposed development.

**OPTIONS:**

#1 – That the Municipal Planning Commission approves the development permit TOB-D-20-21 on Plan 751 0019; Block 1 for the purpose of an agricultural transloading facility with variances in accordance with the development permit and site plan received on September 27, 2021, with the following conditions:

### Variance

1. To allow for a height variance six accessory structures (grain bins/hoppers) from 35 feet to 44 feet, 11 inches.
2. To allow for an accessory structure separation variance between the six grain bins/hoppers from 10 feet to 2 feet – 6 feet as required for efficient operations.

### Conditions

1. That the development proceeds as specified with the site plan, documents, and drawings submitted in the Development Permit Application received on September 27, 2021. 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. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 751 0019; Block 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
6. An active business license must be maintained with the Town of Bassano.
7. Outdoor storage is permitted to include 1-2 augers and a small forklift.
8. A six (6) temporary SeaCans (shipping containers) are permitted onsite as depicted on the site plan. The number of temporary shipping containers may increase to ten (10) without seeking additional approval from the development authority pending the shipping containers are not stacked and that they are used for operational logistics only.
9. Landscaping – the site shall be fully graveled as referenced in the site plan less areas covered with concrete. Trees shall be properly trimmed and maintained seasonally.
10. Transport parking of six (6) is permitted on the lot per the site plan. Transport parking may increase to ten (10) without seeking additional approval from the development authority pending the parking is linear and maintained.
11. The office building shall be connected to the municipal utility system at the expense of the developer.

#2 – That the Municipal Planning Commission approves the development permit TOB-D-20-21 on Plan 751 0019; Block 1 for the purpose of an agricultural transloading facility with variances in accordance with the development permit and site plan received on September 27, 2021, with the following conditions:

### Variance

1. To allow for a height variance six accessory structures (grain bins/hoppers) from 35 feet to 44 feet, 11 inches.
2. To allow for an accessory structure separation variance between the six grain bins/hoppers from 10 feet to 2 feet – 6 feet as required for efficient operations.

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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.
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4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 751 0019; Block 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
6. An active business license must be maintained with the Town of Bassano.
7. Outdoor storage is permitted to include 1-2 augers and a small forklift.
8. A six (6) temporary SeaCans (shipping containers) are permitted onsite as depicted on the site plan.

9. Landscaping – the site shall be fully graveled as referenced in the site plan less areas covered with concrete. Trees shall be properly trimmed and maintained seasonally.
10. Transport parking of six (6) is permitted on the lot per the site plan. Parking of transport vehicles must be linear.
11. The office building shall be connected to the municipal utility system at the expense of the developer.

#3 – That the Municipal Planning Commission defers the development permit TOB-D-20-21 on Plan 751 0019; Block 1 for the purpose of an agricultural transloading facility until a later meeting to obtain additional information.

### **DEVELOPMENT OFFICER COMMENTS**

Securing this investment required great collaboration between the Town, showing realtor, Jolene Ledene Reimer, the County of Newell Reeve, members of council and various other stakeholders. The investment aligns with the Town’s economic enrichment strategy and long-term planning goals. It will contribute to the tax base, diversify the local/regional agricultural industry, and create jobs.

Mr. Gill will be in attendance at the meeting to answer any questions that may arise from his proposal.

### **PROPOSED RESOLUTION**

#1 – That the Municipal Planning Commission approves the development permit TOB-D-20-21 on Plan 751 0019; Block 1 for the purpose of an agricultural transloading facility with variances in accordance with the development permit and site plan received on September 27, 2021, with the following conditions:

#### Variance

1. To allow for a height variance six accessory structures (grain bins/hoppers) from 35 feet to 44 feet, 11 inches.
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4. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
5. Plan 751 0019; Block 1 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
6. An active business license must be maintained with the Town of Bassano.
7. Outdoor storage is permitted to include 1-2 augers and a small forklift.
8. A six (6) temporary SeaCans (shipping containers) are permitted onsite as depicted on the site plan. The number of temporary shipping containers may increase to ten (10) without seeking additional approval from the development authority pending the shipping containers are not stacked and that they are used for operational logistics only.
9. Landscaping – the site shall be fully graveled as referenced in the site plan less areas covered with concrete. Trees shall be properly trimmed and maintained seasonally.
10. Transport parking of six (6) is permitted on the lot per the site plan. Transport parking may increase to ten (10) without seeking additional approval from the development authority pending the parking is linear and maintained.
11. The office building shall be connected to the municipal utility system at the expense of the developer.

**Prepared by:** Amanda Davis, Development Officer

**Attachments:**

1. Development Permit Application TOB-D-20-21
2. Public Notice to Adjacent Landowners – September 27, 2021/October 1, 2021

## TOWN OF BASSANO NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: Sep 19, 2021

Development Permit Application No.	<u>TOB-D-20-21</u>
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**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 a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and 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: Charnjot Gill

Mailing Address: XXXXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXXXXXXXX  
XXXXXXXXXXXX

City: Mississauga

Postal Code: M1X 1P2

Phone: XXXXXXXXXX

Phone (alternate): \_\_\_\_\_

Email: jot@freightchamp.ca

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

Name of Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone (alternate): \_\_\_\_\_

Email: jot@freightchamp.ca

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other \_\_\_\_\_

### PROPERTY INFORMATION

Municipal Address of Development: 1056 – 2nd Avenue, Bassar Roll Number: 15000

Legal Description: Lot(s) \_\_\_\_\_ Block 1 Plan 7510019

Land Use District: IC Industrial Commercial

What is the existing use? Bare Land with a Building

## DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

Construct a new building (if greater than 500 ft<sup>2</sup> see abandoned well information section)

The building is for:

Commercial Use

Industrial Use

Public/Institutional Use

Alter/renovate/add to the existing building (if greater than 500 ft<sup>2</sup> see abandoned well information section)

Change in or intensification of use

Projected Construction Cost \_\_\_\_\_

Anticipated Construction Start Date Oct 1, 2021

Completion Date Oct 30, 2021

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

Landscaping: With 3/4 Crush gravel, Graveling the entire site, parking stalls,

Exterior of the Building painted gray, Interior renovation or repairs completed.

## WAIVERS

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

Yes

No

If yes, please specify:

## BUILDING REQUIREMENTS

	Principal Building	Office Use
Parcel Size	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft.	3.9 acres <input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft.
Building Size	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft.	1920 <input type="checkbox"/> m <sup>2</sup> <input checked="" type="checkbox"/> sq. ft.
Height of Building	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.
Proposed Setbacks from Property Lines		
Front	<input type="checkbox"/> m <input type="checkbox"/> ft.	80 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft.	370 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.
Side	<input type="checkbox"/> m <input type="checkbox"/> ft.	74 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.
Side	<input type="checkbox"/> m <input type="checkbox"/> ft.	261 <input type="checkbox"/> m <input checked="" type="checkbox"/> ft.
Parcel Type:	<input type="checkbox"/> Interior Lot	<input checked="" type="checkbox"/> Corner Lot

Town of Bassano

Development Officer Contact Information: [cao@bassano.ca](mailto:cao@bassano.ca) or 403-641-3788

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## ABANDONED WELL INFORMATION

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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 AER's Abandoned Well Viewer (viewer) on the AER website at [www.aer.ca](http://www.aer.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 AER Customer Contact Centre by telephone at: **1-855-297-8311 (toll-free)**, or
- by e-mail at: [Inquiries@aer.ca](mailto:Inquiries@aer.ca), or
- the AER 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 AER 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 AER 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 AER 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.

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## DECLARATION OF APPLICANT/AGENT

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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).*

**Jot Gill** Digitally signed by Jot Gill  
Date: 2021.09.20  
11:21:55 -06'00'

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APPLICANT

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Registered Owner (if not the same as applicant)

September 24, 2021

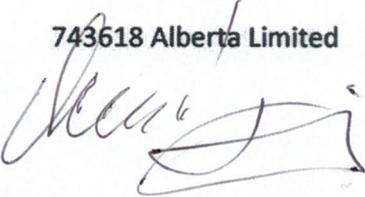
To the Town of Bassano,

I, Sinisa Micovic, give my consent to Charnjot Gill to apply for a development permit and to make further inquires with the Town of Bassano in regards to the following address – 1056 2<sup>nd</sup> Ave, Bassano.

Thank you,

Sinisa Micovic

743618 Alberta Limited

A handwritten signature in black ink, appearing to read 'Sinisa Micovic', written over the printed name and company name.

September 27, 2021

**Development Permit Application  
Supplemental Information – Application Narrative**

**Applicant**

Charnjot Gill

~~286 Springvale Way  
Chestermere, AB T1X 1Q1~~

**Location**

Proposed location: 1056 – 2nd Avenue, Bassano T0J 0B0

District: Industrial Commercial (IC)

Proposed use: Agricultural transloading facility

**Type of Development**

The applicant proposes an agricultural transloading facility at this location. The development includes the use of the existing office building and the existing scale. Six new grain bins are proposed. The existing building foundation that supported the previous seed cleaning plant will remain onsite and may be used in the future as a loading area with the addition of a building for grain packaging.

Transloading will occur with the ability to containerize bulk grain for export. It is anticipated that we will handle up to 8,000MT per month starting with 2,000 – 4,000 MT and up 20 percent each year based on current projections.

The first phase of the development is to operationalize the office space and install up to six grain bins. The footprint of the office building will remain unchanged.

**NARRATIVE**

**Landscaping and Aesthetics**

- The exterior of the office building will be painted grey.
- All pillars and fencing on the lot will be re-painted to match the exterior color of the office building.
- The entire site will be gravelled with 3/4" crush gravel to support transloading operations. This will ensure ease of site maintenance. Weeds will be routinely sprayed.
- Trees surrounding the office building will remain in place and trimmed back where necessary to support aesthetics.
- To help manage pests, the entire site will be gravelled and a very low exposure to external plants. To limit ground pests, we are mindful of our loading process to limit spillage.

**Trucking and Transport**

September 27, 2021

- There are three points of access to the site, 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Avenue, and 11<sup>th</sup> Street. Transloading traffic plans are shown on the site plan.
- Expected traffic flow – there will be approximately 250-350 trucks per month operating at this location and will increase as the business grows.
  - Average truck weight – there will be two types of movement:
    1. Hopper trucks or Super B's (100 to 150 trucks per month, with weight of 40 to 44 MT per truck, excluding Tare weight)
    2. Container trucks (Sea Can), 200 to 350 per month with 21 to 27 MT, excluding Tare weight of truck and container
- Average time to load/unload a transport truck – 15 minutes for unloading each hopper and 15 minutes for a container loading.
- Projected vehicle traffic when the business meets growth targets
  - 300-500 hopper trucks per month, and 600-800 container (Sea-Can) trucks per month

### **Hours of Operation**

The business is expected to operate 7-days per week between 6:00 a.m. and 6:30 p.m.

### **Parking**

#### **1. Office**

There is an existing parking lot that is associated with the office. We will continue to use this space for business operations. A minimum of 6 parking stalls will be maintained and marked with the cement parking bumpers.

#### **2. Transloading Parking**

Overnight parking of transport trucks will be required for company owned trucks. 3-6 trucks on an average basis.

- Non-company owned trucks too access the site, load with the product, and depart. Overnight parking of non-company owned transport trucks is not expected.
- Drivers will not be sleeping in their trucks, unless there is an extreme situation whether weather or any other factor that restricts vehicle movement during evening hours. If that happens, we plan to use our trucking parking spots for truckers to stay overnight in their trucks. This is a highly rare occurrence.

### **Waste Management**

With the current operation, only office waste will be produced. As the business expands, we anticipate building a bagging facility onsite. The product will be brought in clean from a cleaning facility and bagged at our site. No processing will be involved that would result in any waste or by-product. This is a clean operation.

### **Noise, Odor, Vibration, and Air Quality**

This is a clean operating business with limited noise, odor, vibration, or negative air quality. Noise will result from transport trucks and loading procedures. Odor is not expected. Flammable products will not be stored on site beyond the grain in the bins. Grain bin dryers are not expected.

### **Utilities**

Municipal utilities are required (water, garbage, sewer). Water and sanitary sewer usage will be required at the office building only. Power and gas are required onsite for business operations.

### **Outdoor Storage**

- Outdoor storage is required. This will include 1-2 augers and a small forklift.
- Shipping containers are a key function of the business for transporting grain. As shown on the site plan, there is a laydown area for temporary shipping containers. They will never be the same containers. Up to six containers will be parked on chassis or set on the ground temporarily. The containers will not be stacked.

### **Site Demolition**

Building demolition will not occur at this time. The two small outdoor utility buildings may be used as part of the building expansion (phase 2). All cement pads will remain onsite.

### **Fencing and Security**

Additional fencing is not required at this time unless it is a condition of the development permit. The low wooden perimeter fence along 2<sup>nd</sup> Avenue and 10<sup>th</sup> Street will remain in place.

### **Accessory Structures**

1. There will be six hopper cone accessory structures on site 44' 11" high with a 16' diameter. The hopper cones will be placed on existing cement pads. The accessory structures will have a 2' – 6' separation depending on the size of each bin.
2. There are two small utility accessory structures onsite that are being assessed for use. If they are not required for re-connection, they will be demolished.

### **VARIANCE REQUEST**

1. A height variance is required to operate at this location. The maximum height within the IC district is 35 feet. The free-standing, hopper cone grain bins exceed the maximum allowable height. We will require the use of multiple grain bind (hopper cones) with a diameter of 16' and a height elevation of 44' 11".

These grain bins will organize our transloading, packaging and inventory count of grains and legumes we contract per year from our farmers. Each bin will host either chickpeas, field peas, wheat, flax-seed, canola seed and lentils respectively. The need for the bins will ensure efficiently loaded grain through automatic augers that will feed into our container yard and packaging plant for our distribution line.

The proposed free-standing, hopper cone bin incorporates optimal strength, easy bin clean out, safety cages and steel foundations. The hopper cone bins will allow our company to store grain in any climate condition without eroding color, seed, and waste and to load the preserved grain into containers, sea cans and in polyvinyl packaged bagging operating system.

The proposed free-standing, hopper bins are approximately 44' 11" high, with a total diameter of 16'. The auger length is 7'.

The hopper bins exterior finish consists of a two-part industrial epoxy primer to which is added a two-component acrylic epoxy topcoat.

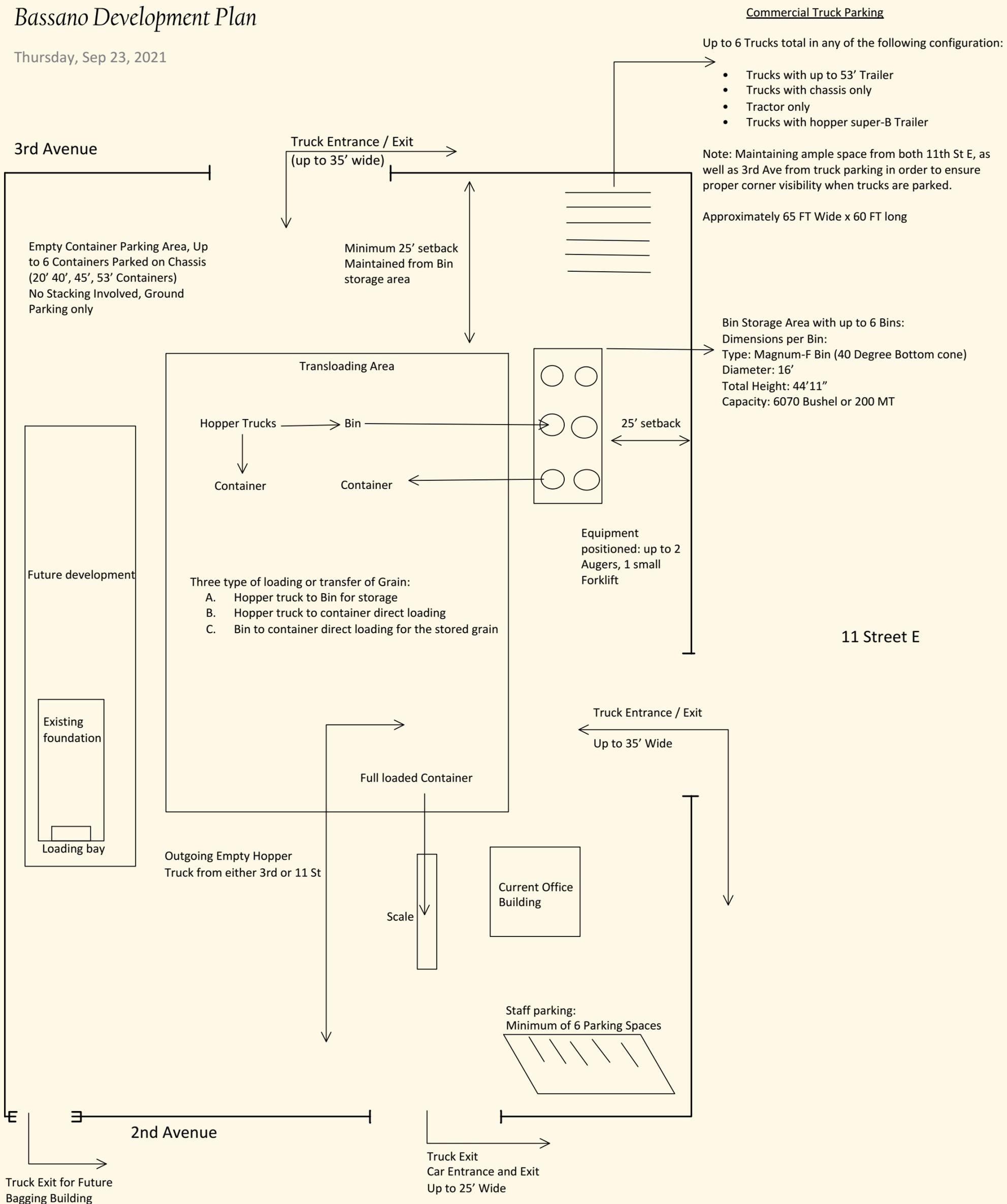
- Built vertically for exact seam alignment, pressed cone sheets for increased strength
  - Inspection hatch at bottom of cone
  - Side wall and roof ladder
  - Stainless steel rack and pinion slide gate
  - High strength steel square tubular legs
  - 40° - 55° bottom cone slope
2. Accessory structures must have a 10' separation per the Land Use Bylaw. To operate effectively, we require a separation of 2' to 6' between the bins.

#### **Additional Information**

- The transloading facility will bring, additional fees, tax revenues and other bursaries to the Town of Bassano. To date, our existing organization already contracts, produces and ships 2000MT monthly at a minimum.
- Strong support for additional agricultural organizations helps to drive competitive pricing, transloading and supply chain distribution channels to new heights. The Town of Bassano will enjoy a new organization and farming company to help propel economic output, increased tax incentives and sponsorship from our organization.
- Our organization will be submitting applications to the Town for additional bins in the future for expansion and growth. Staff will continue to gauge the effectiveness of proficiency of our loading capacity and monthly growth rates.

# Bassano Development Plan

Thursday, Sep 23, 2021





TOWN OF BASSANO

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

Emailed on October 1, 2021

Please be advised that an amendment has been made to the notification that was issued on September 27, 2021 as shown below. The summary stated that “agricultural transloading facility is a permitted use”, this development is a discretionary use. Attached to this letter find a copy of the Municipal Planning Commission agenda for the October 4, 2021 meeting that includes all details related to this development.

Emailed or hand delivered on September 27, 2021

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit about the following:

<b>DEVELOPMENT APPLICATION:</b>	<b>Development Permit No. TOB-D-20-21</b> <b>Application for: Agricultural Transloading Facility</b>
<b>DISTRICTING:</b>	<b>Industrial Commercial (IC)</b>
<b>CIVIC ADDRESS:</b>	<b>1056 – 2<sup>nd</sup> Avenue, Bassano, AB T0J 0B0</b>
<b>LEGAL DESCRIPTION:</b>	<b>Plan 751 0019; Block 1</b>

Dear Sir or Madame:

Pursuant to Section 34 of Land Use Bylaw No. 845/13 of the Town of Bassano, notice is hereby given that on **Monday October 4, 2021 at 6:00 p.m.**, the MPC will consider **Development Application No. TOB-D-20-21**. The meeting will be held virtually (<https://call.lifesizecloud.com/10763743>).

The application under consideration is to provide for an agricultural transloading facility with setback variances as outlined in the Land Use Bylaw. The agricultural transloading facility is a discretionary use and ~~permitted use~~, however, the setbacks require variance approval.

- Accessory structure – maximum height is 35'. The applicant requests a variance to allow for a maximum height of 44' 11".
- Accessory structure – the setback between accessory structures is 10'. The applicant requests a variance to allow for accessory structure setback between 2' and 6' for each of the six hopper bins.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Monday October 4, 2021 at 12:00 p.m. Persons who do not submit comments for inclusion in the agenda package may attend the meeting and submit comments in person. A copy of the application is available for inspection at the Town Office – 502 – 2<sup>nd</sup> Avenue Bassano, Alberta. Comments may be dropped off or mailed to the Town Office; or directed to Amanda Davis, Development Officer/Town of Bassano at [cao@bassano.ca](mailto:cao@bassano.ca) or 403-641-3788. No response indicates your approval/support for the development.

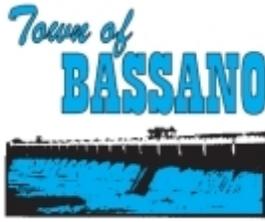


*Amanda*

Amanda Davis, MBA  
Development Officer  
Town of Bassano



PRELIMINARY



# REQUEST FOR DECISION

Meeting: October 4, 2021 MPC  
Agenda Item: 6.2

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## Plan 041 1235, Block 20, Lot 8 – Variance Request Development Permit Application TOB-D-21-21

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### BACKGROUND

**Applicant: Ry Bar Oilfield Services Ltd.**  
**Plan 041 1235, Block 2, Lot 8**  
**Land Use: Industrial Commercial (IC)**  
**Location: 317 – 1<sup>st</sup> Avenue, Bassano**

An application has been received for outdoor storage at the above location as a condition of the Sales Agreement with the Town. The applicant is purchasing the property from the Town with the intent expanding his current business at 322 – 1<sup>st</sup> Avenue. This location is for the outdoor storage of equipment that will be transferred from 322 – 1<sup>st</sup> Avenue in preparation for a shop expansion.



Outdoor storage is a permitted use within the IC district. The matter to be addressed by the MPC is a height variance from for front fence from 3' to 6'.

Notice of the variance was emailed to adjacent landowners on between September 27, 2021. One response was received that does not related to the proposed variance but to the Town's action to sell the lot. The correspondence is attached for information.

The MPC's must decide on the fence variances.

When deciding on the application, the MPC must determine if:

1. The variance unduly interferes with the amenities of the neighborhood,
2. The variance materially interferes with or affects the use, enjoyment, or value of neighboring properties, and
3. The proposed development conforms with the use prescribed for that land or building within Schedule 2 – Use Regulations.
4. Granting a variance is a last resort as the purpose of a Land Use Bylaw is to set standards. Does the variance meet the definition for extenuating circumstance?

The Development Officer confirms:

1. The variance does not unduly interfere with the amenities of the neighborhood.
2. The variance as proposed does not seem to materially interfere with or affect the use, enjoyment of value of the neighboring properties.
3. The proposed development conforms with the use prescribed within Schedule 2 – Use Regulations.
4. Granting the variance is reasonable as it aligns with all adjacent fences within the IC district.

**OPTIONS:**

#1 – That the Municipal Planning Commission approves the development permit TOB-D-21-21 on Plan 041 1235; Block 20; Lot 8 for the purpose of an outdoor storage yard in accordance with the development permit received on September 27, 2021, with the following conditions:

Variance

1. To allow for a chain link security fence height variance from 3 feet to 6 feet in the front yard.

Conditions

1. That the development proceeds as specified with the documents submitted in the Development Permit Application received on September 27, 2021. And that, prior to commencing development at the site, the applicant shall provide the development authority with a detailed site plan for the layout of equipment as the site was not accessible due to the water tower demolition when the application was received.
2. Any changes to approved drawings requires the written approval of the Development Officer.
3. 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.
4. 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.
5. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
6. Plan 041 1235; Block 20; Lot 8 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
7. An active business license must be maintained with the Town of Bassano.
8. Landscaping – the site shall be fully graveled with site grading and drainage to 1<sup>st</sup> Avenue. The property shall me maintained free of weeds.

#2 – That the Municipal Planning Commission defers the development permit TOB-D-21-21 on Plan 041 1235; Block 20; Lot 8 for the purpose of an outdoor storage yard until a site plan is obtained following site remediation.

## **DEVELOPMENT OFFICER COMMENTS**

None

## **PROPOSED RESOLUTION**

#1 – That the Municipal Planning Commission approves the development permit TOB-D-21-21 on Plan 041 1235; Block 20; Lot 8 for the purpose of an outdoor storage yard in accordance with the development permit received on September 27, 2021, with the following conditions:

### Variance

1. To allow for a chain link security fence height variance from 3 feet to 6 feet in the front yard.

### Conditions

2. That the development proceeds as specified with the documents submitted in the Development Permit Application received on September 27, 2021. And that, prior to commencing development at the site, the applicant shall provide the development authority with a detailed site plan for the layout of equipment as the site was not accessible due to the water tower demolition when the application was received.
3. Any changes to approved drawings requires the written approval of the Development Officer.
4. 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.
5. 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.
6. A civic address must be affixed to the front and rear of the property in accordance with Fire Bylaw 885/19.
7. Plan 041 1235; Block 20; Lot 8 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.
8. An active business license must be maintained with the Town of Bassano.
9. Landscaping – the site shall be fully graveled with site grading and drainage to 1<sup>st</sup> Avenue. The property shall be maintained free of weeds.

**Prepared by:** Amanda Davis, Development Officer

### **Attachments:**

1. Development Permit Application TOB-D-21-21
2. Public Notice to Adjacent Landowners – September 27, 2021
3. Rockhard Machining & Storage Correspondence – September 29, 2021

**TOWN OF BASSANO  
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION**

Date of Application: September 27, 2021

Development Permit Application No.	<b>TOB-D-21-21</b>
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*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 a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and 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: Ry Bar Oilfield Services

Mailing Address: ~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~XXXXXXXXXXXXXXXXXXXX~~

City: Bassano, AB

Postal Code: T0J 0B0

Phone: 403-501-9265

Phone (alternate): \_\_\_\_\_

Email: cao@bassano.ca

rybar@eidnet.org

Is the applicant the owner of the property?

Yes

No  
IF "NO"

Name of Owner: Town of Bassano

Mailing Address: P.O. Box 299

City: Bassano, AB

Postal Code: T0J 0B0

Phone: 403-641-3788

Phone (alternate): \_\_\_\_\_

Email: cao@bassano.ca

Applicant's interest in the property:

- Agent
- Contractor
- Tenant
- Other Purchaser

**PROPERTY INFORMATION**

Municipal Address of Development: 317 - 1st Avenue Roll Number: 469108

Legal Description: Lot(s) 8 Block 20 Plan 041 1235

Land Use District: IC

What is the existing use? Vacant

## DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

Construct a new building (if greater than 500 ft<sup>2</sup> see abandoned well information section)

The building is for:

Commercial Use

Industrial Use

Public/Institutional Use

Alter/renovate/add to the existing building (if greater than 500 ft<sup>2</sup> see abandoned well information section)

Change in or intensification of use

Projected Construction Cost \$2,500

Anticipated Construction Start Date October 15, 2021 Completion Date November 15, 2021

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

The purpose of this development is for a change of use to allow for outdoor storage of oilfield equipment and construction equipment. A six foot chainlink fence will be installed in the front and rear of the property. The site will be levelled with drainage to the 1st Avenue. The site will be landscaped with 3/4 crush gravel.

## WAIVERS

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

Yes  No

If yes, please specify:

## BUILDING REQUIREMENTS

	Principal Building		Office Use	
Parcel Size	11,250	<input type="checkbox"/> m <sup>2</sup> <input checked="" type="checkbox"/> sq. ft.	<input type="checkbox"/> m <sup>2</sup>	<input type="checkbox"/> sq. ft.
Building Size	n/a	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft.	<input type="checkbox"/> m <sup>2</sup>	<input type="checkbox"/> sq. ft.
Height of Building	n/a	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m	<input type="checkbox"/> ft.
Proposed Setbacks from Property Lines				
Front	n/a	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m	<input type="checkbox"/> ft.
Rear	n/a	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m	<input type="checkbox"/> ft.
Side	n/a	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m	<input type="checkbox"/> ft.
Side	n/a	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m	<input type="checkbox"/> ft.
Parcel Type:	<input checked="" type="checkbox"/> Interior Lot		<input type="checkbox"/> Corner Lot	

Town of Bassano

Development Officer Contact Information: [cao@bassano.ca](mailto:cao@bassano.ca) or 403-641-3788

## 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 AER's Abandoned Well Viewer (viewer) on the AER website at [www.aer.ca](http://www.aer.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 AER Customer Contact Centre by telephone at: **1-855-297-8311 (toll-free)**, or
- by e-mail at: [Inquiries@aer.ca](mailto:Inquiries@ aer.ca), or
- the AER 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 AER 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 AER 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 AER 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**

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

**Emailed or hand delivered on September 27, 2021**

Notice is hereby given that an application will be considered by the Municipal Planning Commission (MPC) for a Development Permit about the following:

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<b>DEVELOPMENT APPLICATION:</b>	<b>Development Permit No. TOB-D-21-21</b>
	<b>Application for: Outdoor storage yard</b>
<b>DISTRICTING:</b>	<b>Industrial Commercial (IC)</b>
<b>CIVIC ADDRESS:</b>	<b>317 – 1<sup>st</sup> Avenue, Bassano, AB T0J 0B0</b>
<b>LEGAL DESCRIPTION:</b>	<b>Plan 041 1235; Block 20, Lot 8</b>

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**Dear Sir or Madame:**

Pursuant to Section 34 of Land Use Bylaw No. 845/13 of the Town of Bassano, notice is hereby given that on **Monday October 4, 2021 at 6:00 p.m.**, the MPC will consider **Development Application No. TOB-D-21-21**. The meeting will be held virtually (<https://call.lifesizecloud.com/10763743>).

The application under consideration is to provide for an outdoor storage yard with a fence height variance as outlined in the Land Use Bylaw. The outdoor storage yard is a permitted use; however, the fence height requires variance approval.

- Front yard fence height maximum is 3'. A 6' fence is required on the front yard.

Persons requesting to be heard at the meeting may submit comments to the Development Officer no later than Monday October 4, 2021 at 12:00 p.m. Persons who do not submit comments for inclusion in the agenda package may attend the meeting and submit comments in person. A copy of the application is available for inspection at the Town Office – 502 – 2<sup>nd</sup> Avenue Bassano, Alberta. Comments may be dropped off or mailed to the Town Office; or directed to Amanda Davis, Development Officer/Town of Bassano at [cao@bassano.ca](mailto:cao@bassano.ca) or 403-641-3788. No response indicates your approval/support for the development.

Amanda Davis, MBA  
Development Officer  
Town of Bassano



From: R Babiuk – September 29, 2021

Dear Amanda

I have a number of questions, as I was interested in purchasing this land a few years ago. I was told I would be responsible for the removal of the water tower and the cost of removal would be great.

So the questions I have are:

- Who is responsible for water tower demolition and cost?
- The last demolition estimated cost I heard about was in 2016 and it was around \$450k is this cost correct or is it more now?
- What precautions to prevent Heavy Metal (lead) Paints and asbestos dust release during demolition and disposal are to be taken?
- Where will disposal of water tower parts to be sent?
- Where will contaminated land and concrete under water tower be treated and removed at and who is responsible for this cost?
- Why were the adjacent or across street land owners not notified of land sale and if so why was I not notified?
- Why was land not put up for tender?
- You have given me land cost in \$1.50/Sq.Ft. , but why not give me the total cost of lot sold? I have to assume the lot size of 75' x 100' = 7500 Sq.Ft. x \$1.50/ Sq.Ft . = \$ 11,250 for lot... is this correct?
- What is the total cost of land being sold?
- Does the town not look at the number of present storage companies in town and not think that the prevention of growth by one company with the presents of multiple storage companies already in town. Does the town not think there is an over saturation of storage business types before selling land to create another storage company in town ?
- Are there any tax breaks being offered to the land purchaser?
- Who is responsible if any damage to property or health of people in town to possible heavy metal or asbestos dust caused during demolition?
- Owners adjacent to property going to get any cost compensation for use by new owner of their present fencing?

Thank You,  
R Babiuk – Rockhard Machining & Storage

**From:** [Bassano CAO](#)  
**To:** [rockhardmachining@telus.net](mailto:rockhardmachining@telus.net)  
**Cc:** [Tom Rose](#); [Bassano CAO](#); [Doug Barlow](#); [Irvin Morey](#); [John Slomp](#); [Kevin Jones](#); [Ron Wickson](#); [Tom Rose](#)  
**Subject:** Re: EXTERNAL - Re: Development notice  
**Date:** September 29, 2021 4:22:56 PM  
**Attachments:** [image001.png](#)  
[Town of Bassano - Land Questions - Rockhard 09-29-2021.pdf](#)

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Hi Rob,

Please refer to the answers below in response to your questions per the email dated September 29, 2021:

**1. Who is responsible for the water tower demolition cost?**

Ry Bar Oilfield Services Ltd. presented an offer to the town for the purchase of 317 – 1<sup>st</sup> Avenue for the purpose of expanding his business at 322 – 1<sup>st</sup> Avenue. The offer dated June 9, 2021 outlined that 317 – 1<sup>st</sup> Avenue would be used for equipment storage to accommodate the addition of a 6,400 square foot shop at 322 – 1<sup>st</sup> Avenue. The offer did not include the purchase of the water tower. Town council elected to demolish the water tower after an assessment was completed that confirmed the tower could not be moved and old reports showed that it was deteriorating.

**2. The last demolition estimated costs I heard about was in 2016 and it was around \$450K is the cost correct or it is more now?**

The Town issued an RFQ for the water tower abatement and site remediation on August 18, 2021. This was publicly tendered. Thirteen (13) contractors attended the mandatory site visit on August 31, 2021. Three submissions were received:

Titan Contracting & Demolition	\$46,271.50 (excluding GST)
McColeman & Sons Demolition Ltd.	\$88,780.80 (excluding GST)
Nitro Construction Ltd.	\$198,000.00 (excluding GST)

At the September 13, 2021 meeting, council awarded the project to Titan Contracting & Demolition in the amount of \$46,271.50.

**3. What precautions to prevent Heavy Metal (lead) Paint and asbestos dust release during demolition and disposal are to be taken?**

Squareone Consulting Ltd. was hired to complete lead sampling and asbestos sampling prior to awarding the tender. This information was required as part of the tender submission. Asbestos samples returned negatively. Lead samples returned above the Work Safe Alberta Lead limit of 0.009%. Contractors are responsible to manage any disruption in accordance with environmental standards. This has been managed by the awarded contractor.

**4. Where will disposal of the water tower parts be sent?**

This is determined by the contractor. As part of the tender, they are required to recycle as much

material as possible and had to provide a steel credit on their submission. This is included in the award cost outlined in .2 above.

**5. Where will contaminated land and concrete under water tower be treated and removed at and who is responsible for this cost?**

We are not aware of contaminated land. Concrete removal is part of the tender. The following will be completed: a) cut and cap all utility services within the vault 9-feet below existing surface grade and b) cut and remove all concrete structures to 5-feet below existing surface grade.

**6. Why were the adjacent or across street land owners not notified of land sale and if so why was I not notified?**

As mentioned in our previous correspondence, Town Council received an offer to purchase 317 – 1<sup>st</sup> Avenue. They took actions to proceed with this offer they received.

**7. Why was land not put up for tender?**

Refer to the response in .6 above.

**8. You have given me land cost is \$1.50Sq.Ft., but why not give me the total cost of the lot sold? I have to assume the lot size of 75' x 100' = 7500 Sq. Ft. = \$11,250 for lot...is this correct?**

The lot is 75' x 150'. Fair market value at \$1.50/sq. ft = \$16,875.

**9. What is the total cost of the land being sold?**

Squareone Consulting Ltd. (hazardous materials assessment) \$992.20

Titan Demolition & Contracting (demolition and site remediation) \$46,271.50

The total cost to date is \$47,263.70

**10. Does the town not look at the number of present storage companies in town and not think that the prevention of growth by one company with the presents of multiple storage companies already in town. Does the town not think there is an over saturation of storage type businesses before selling land to create another storage company in town?**

Refer to the information in .1 above. The Town supports the growth and development of business as a key strategic priority. Council refers to its strategic plan and the long-term planning documents/policies it has created to be competitive. The Town does not limit the type and/or number or any one business in the community.

**11. Are there any tax breaks being offered to the land purchaser?**

No

12. **Who is responsible if any damage to property or health of people in town to possibly heavy metal or asbestos dust caused during demolition?**

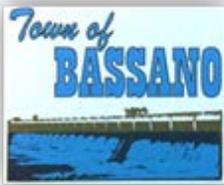
Refer to point .3 above.

13. **Owners adjacent to property going to get any compensation for use by new owner of their present fencing?**

Property owners choose to install fencing unless it is a requirement of a development permit. I cannot speak to the fencing that has been installed around your property.

I trust the responses answer your questions. Please also remember that business items are addressed by council in public meetings and this information is available to everyone on the municipal website ([www.bassano.ca](http://www.bassano.ca)) via the council package and meeting minutes. There was no information in the property roll file regarding your discussion with the town from 2016. Therefore, I am unable to comment further on the discussions that may have taken place at that time.

Sincerely,



**Amanda Davis, MBA**

Chief Administrative Officer | Town of Bassano

Tel: (403) 641-3788 Fax: (403) 641-2585

[cao@bassano.ca](mailto:cao@bassano.ca)

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**From:** Rockhard Machining <[rockhardmachining@telus.net](mailto:rockhardmachining@telus.net)>

**Sent:** September 29, 2021 1:35 PM

**To:** [cao@bassano.ca](mailto:cao@bassano.ca)

**Subject:** EXTERNAL - RE: EXTERNAL - Re: EXTERNAL - Re: Development notice

**CAUTION:** This email is from an external source. Do not click links, images, or open attachments unless you recognize the sender and know the content is safe.

Dear Amada

I have attached a number of questions for you and town board to answer into public records please.

Thanks

Rob

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**From:** [cao@bassano.ca](mailto:cao@bassano.ca) [<mailto:cao@bassano.ca>]

**Sent:** September 29, 2021 1:15 PM

**To:** [rockhardmachining@telus.net](mailto:rockhardmachining@telus.net)

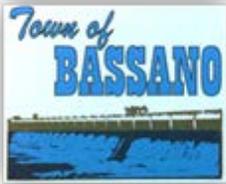
**Cc:** [cao@bassano.ca](mailto:cao@bassano.ca)

**Subject:** RE: EXTERNAL - Re: EXTERNAL - Re: Development notice

Hi Rob,

Said another way, council received a offer to purchase the lot if the tower was removed to allow for a business expansion. Through council's investigation it was determined that the tower could not be moved and that it was deteriorating. Council accepted the offer to purchase from the private investor and chose to demolish the water tower to support a business expansion. The opportunity was presented to the Town and council acted on it.

Thank you,



**Amanda Davis, MBA**

Chief Administrative Officer | Town of Bassano

Tel: (403) 641-3788 Fax: (403) 641-2585

[cao@bassano.ca](mailto:cao@bassano.ca)

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**From:** [rockhardmachining@telus.net](mailto:rockhardmachining@telus.net) <[rockhardmachining@telus.net](mailto:rockhardmachining@telus.net)>

**Sent:** September 29, 2021 12:36 PM

**To:** [cao@bassano.ca](mailto:cao@bassano.ca)

**Subject:** EXTERNAL - Re: EXTERNAL - Re: Development notice

**CAUTION:** This email is from an external source. Do not click links, images, or open attachments unless you recognize the sender and know the content is safe.

Why wasn't this lot put up for tender???

Sent from my iPhone

On Sep 29, 2021, at 9:23 AM, [cao@bassano.ca](mailto:cao@bassano.ca) wrote:

Good morning Rob,

Yes, council began an investigation in April 2021 to determine what could be done with the water tower to allow for a potential business expansion. The town was advised that structurally the tower could not be moved and we have past reports that addressed its deterioration. Thus, council determined they would demolish the water tower and sell the lot to the prospective buyer at fair market value, \$1.50/sq. ft. with various other conditions. The development notification you received aligns with plan.

Thank you,

<image001.png>

**Amanda Davis, MBA**

Chief Administrative Officer | Town of Bassano

Tel: (403) 641-3788 Fax: (403) 641-2585

[cao@bassano.ca](mailto:cao@bassano.ca)

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**From:** [rockhardmachining@telus.net](mailto:rockhardmachining@telus.net) <[rockhardmachining@telus.net](mailto:rockhardmachining@telus.net)>

**Sent:** September 28, 2021 4:29 PM

**To:** [cao@bassano.ca](mailto:cao@bassano.ca)

**Subject:** EXTERNAL - Re: Development notice

**CAUTION:** This email is from an external source. Do not click links, images, or open attachments unless you recognize the sender and know the content is safe.

Has this land been sold????

Sent from my iPhone

On Sep 27, 2021, at 5:08 PM, [cao@bassano.ca](mailto:cao@bassano.ca) wrote:

Good afternoon,

You are receiving this notification as a landowner likely to be affected by a development at 317 – 1<sup>st</sup> Avenue. Please refer to the attached letter and contact the town office with any questions.

Sincerely,

<image001.png>

**Amanda Davis, MBA**

Chief Administrative Officer | Town of Bassano

Tel: (403) 641-3788 Fax: (403) 641-2585

[cao@bassano.ca](mailto:cao@bassano.ca)

<3. Notice to Adjacent Landowners TOB-D-21-21.pdf>