

**BYLAW NO. 860/16**  
**Land Use Bylaw Amendment**  
of the

**TOWN OF BASSANO**  
In the Province of Alberta

BEING A BYLAW OF THE TOWN OF BASSANO IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 845/13, BEING THE MUNICIPAL LAND USE BYLAW.

WHEREAS the Town of Bassano Council wishes to update the land use bylaw to clarify and add development standards and definitions.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 860/16 is to undertake a series of text amendments in order to promote orderly, economical and beneficial development as identified in the attached "Schedule A", and summarized as follows:

- Add Dwelling 2 unit as a discretionary use in the Residential "R1" district;
- Add Dwelling group as discretionary use in the Residential "R2" district;
- Add Senior citizens housing as a permitted use in the Public and Institutional "PI" district;
- Add Assisted living as a permitted use in Public and Institutional "PI" district;
- Add definitions for Dwelling Group and Livestock;
- Add height standards for accessory structures in the Residential "R1" district;
- Add standards of development for Dwelling groups;
- Add Child care facility as discretionary use in the Industrial Commercial "IC" district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Bassano in the Province of Alberta duly assembled does hereby enact the following:


1. That the amendments as indicated in attached Schedule A are adopted.
2. That Bylaw No.845/13, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw No. 860/16 is consolidated.

READ a **first** time this 28th day of March, 2016.

  
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Mayor – Tom Rose


  
\_\_\_\_\_  
Chief Administrative Officer – Sabine Nasse

READ a **second** time this 25 day of April, 2016.

  
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Mayor – Tom Rose

  
\_\_\_\_\_  
Chief Administrative Officer – Sabine Nasse

READ a **third** time and finally PASSED this 25 day of April, 2016.

  
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Mayor – Tom Rose

  
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Chief Administrative Officer – Sabine Nasse

## Schedule 'A'

### Bylaw No. 860/16 Amendments to Land Use Bylaw 845/13

1. That Administration Section 19 Number of Dwelling Units on a Parcel is amended by adding the underlined text as follows:

*19.1 No more than one dwelling unit shall be constructed or located or caused to be constructed or located on a parcel except as provided for in the land use district for which the application is made (e.g. accessory dwelling, duplex dwellings, dwelling group, multi-unit dwellings, manufactured home park, secondary suite, as permitted in the applicable land use district.)*

2. That Section 2 of Schedule 2, Table 2.2.1: Use Table is amended by adding the underlined text as follows:

- *Use Category: Residential is amended by adding Dwelling group as a specific use type in the dwelling units category.*
- *Use Category: Residential is amended by removing dwelling 2 unit as a specific use type from the category of 2 unit, 3-unit, 4-unit.*
- *Use Category: Residential is amended by adding Dwelling 2 unit as a specific use type.*
- *Use Category: Residential is amended by adding Dwelling 2 unit as a Discretionary use "D" in the Residential "R1" land use district*
- *Use Category: Residential is amended by adding Dwelling group as a Discretionary use "D" in the Residential "R2" land use district.*
- *Use Category: Residential is amended by adding Senior citizens housing as a Permitted use "P" in the Public and Institutional "PI" land use district.*
- *Use Category: Residential is amended by changing Assisted living from a Discretionary "D" use to a Permitted "P" use in the Public and Institutional "PI" land use district.*
- *Use Category: Commercial is amended by adding Child care facility as a Discretionary use "D" in the Industrial Commercial "IC" land use district.*

3. That Section 3 of Schedule 2: Land Use Definitions is amended by adding the following italicized definitions for Dwelling group and Livestock:

***Dwelling Group** means two or more buildings each containing one or more dwelling units, located on a lot or a number of adjoining lots where all buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development. Accessory structure and accessory building are separate uses.*

***Livestock** means all domestic animals kept for use on a farm or raised for sale or profit and includes horses, cattle, sheep, swine, fur-bearing animals raised in captivity as well as game producing animals with the meaning of the Livestock Industry Diversification Act, live poultry and bees or other animals as determined by the municipality.*

4. That Section 4 of Schedule 3, Table 3.4.1: Floor Area, Site Coverage and Building Height is amended to include the following underlined text: Accessory structure as a specific use type in the Residential "R1" district.
5. That Section 4 of Schedule 3, Table 3.4.1, is amended by adding the underlined text as follows as standards to accessory structures in the Residential "R1" district: the Minimum Floor Area and Maximum Site Coverage are n/a. The maximum height restriction is 15 ft (4.6 m).

6. That Section 7 of Schedule 5, Table 5.7.1: Residential Minimum Required Off-street Parking is amended to include the following underlined text: Dwelling group with 1.5 spaces per dwelling unit.
7. That Section 17 of Schedule 6, Secondary Suite Standards , specifically subsection 17.7 is amended to include the underlined text as follows:

*17.7 Only one secondary suite may be developed in conjunction with a principal dwelling. Secondary suites may be developed in conjunction with a 2 unit dwelling (duplex), where each dwelling unit may contain a secondary suite.*

8. That Schedule 6 is amended to include Section 18: Dwelling group standards as follows:

*Section 18 Dwelling group*

- 18.1 The design of the dwelling group shall consider the height, building design and nature of surrounding residential development*
- 18.2 The arrangement of the structures in a dwelling group is subject to the approval of the Municipal Planning Commission and the requirements of the Alberta Building Code, as amended.*
- 18.3 A landscaping plan shall be submitted with the development permit application. The Municipal Planning Commission may require that a landscape plan be prepared by a professional. An irrigation plan may also be required.*
- 18.4 A minimum 1.5 m (5 ft) wide landscaped buffer strip may be required between the parking area and an adjacent residential lot. The Municipal Planning Commission, depending on the intensity of the development, may increase the minimum required width of the landscaped buffer strip.*
- 18.5 The Municipal Planning Commission may regulate the maximum density of a dwelling group in consideration of the following:*
  - (a) density of existing development within the block;*
  - (b) adequacy and proximity of community facilities such as school, shopping, recreational facilities and open space;*
  - (c) adequacy of utilities to accommodate the proposed use;*
  - (d) impacts on future land uses and the street system;*
  - (e) any other matters deemed pertinent by the Municipal Planning Commission.*

