

BYLAW NO. 869/17
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, among other things, and to clarify and add development standards and definitions for Medical Marihuana Production Facilities.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 869/17 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:

- Addition of Cultural Facility as a "D" - Discretionary use in the Commercial District - C1 as well as a definition
- Addition of Medical Marihuana and Medical Marihuana Production Facility Definition and Standards.
- Addition of a Tire Business as a "D" - Discretionary Use in the Industrial Commercial - IC District and Highway Commercial - C2 district, as well as a definition and parking standards.
- Adding and replacing Figures in the residential and commercial/industrial standards for clarity on street corner visibility and site triangle visibility.
- Grammatical, spelling and clarity corrections throughout the bylaw.

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. 869/17 is consolidated.

READ a first time this 13th day of March 2017.



Mayor – Tom Rose



Chief Administrative Officer – Sabine Nasse

Moved by Councillor Rose that Bylaw 869/17 be amended as follows:

1. That Section 3 of Schedule 2: Land Use Definitions, specifically the definition for Medical Marihuana be corrected to the following:

Medical Marihuana means a substance used for medical purposes authorized by a license issued under the federal government's Access to Cannabis for Medical Purposes Regulations (ACMPR) or any subsequent legislation which may be enacted in substitution.

2. That Section 2 of Schedule 2, Table 2.2.1: Use Table is amended to include Dwelling 2 unit as a "P" Permitted use in the R2 Land Use District
3. That Section 2 of Schedule 3, Table 3.2.1: Minimum Lot Size is amended to include 2 unit as a specific use in the R1 Land Use District, including the Minimum Lot Size Dimensional Standards with a Width of 22.9 m (75 ft); Length of 45.7 m (150 ft); and an Area of 1045.1 m² (11,250 ft²).
4. That Section 2 of Schedule 3, Table 3.2.1: Minimum Lot Size is amended to include the dimensional standards for single unit, dwelling with a Width of 15.2 m (50 ft); Length of 45.7 m (150 ft); and an Area of 696.7 m² (7500 ft²).
5. That Section 3 of Schedule 3, Table 3.3.1: Minimum Setbacks is amended to include 2 unit as a specific use in the R1 Land Use District, including Minimum Setback Dimensional Standards with a Front Setback of 7.6 m (25 ft); a Secondary Front Setback of 3.8 m (12.5 ft); a Side Yard Setback of 1.5 m (5 ft); and a Rear Yard Setback of 4.5 m (15 ft).
6. That Section 4 of Schedule 3, Table 3.4.1: Floor Area, Site Coverage and Building Height be amended to include 2 unit as a specific use type in the R1 Land Use District, including a Minimum Floor Area of 55.7 m² (600 ft²); Maximum Site Coverage of 45 % combined coverage of both principal and accessory buildings; and Maximum Height of 8.5 m (27 ft).

READ a second time this 10th day of April, 2017.

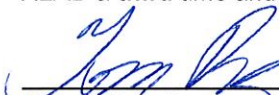


Mayor - Tom Rose



Chief Administrative Officer - Sabine Nasse

READ a third time and finally PASSED this 10th day of April, 2017.



Mayor - Tom Rose



Chief Administrative Officer - Sabine Nasse