

WHAT IS A LAND USE BYLAW?

- Sets out the rules for what kind of buildings or activities can take place on private property within a municipality
- Outlines the process for making decisions on development permits
- Divides a municipality into districts that direct where residential, commercial, industrial and institutional development may occur

WHY IS THE BASSANO LUB CHANGING?

The Land Use Bylaw is the primary planning tool for implementing the long-term vision for the future growth of Bassano described in the new Municipal Development Plan. Bassano's new Land Use Bylaw:

- Better aligns with current development trends
- Supports more development on main street
- Allows for expanded housing and home occupation opportunities
- Ensures effective regulation of land

WHAT ARE THE PARTS OF THE LAND USE BYLAW (LUB)?

ADMINISTRATION

- Outlines the development permit process,
- Explains the roles of the Development Officer and the Municipal Planning Commission

1. LAND USE DISTRICTS MAP

- Every piece of land is assigned a land use district, which is identified on this map
- Land can be redistricted through a LUB amendment approved by Council

2. LAND USE DISTRICTS

- Outlines the purpose of each land use district
- Includes a list of permitted and discretionary uses and regulations to guide development

3. NO PERMIT REQUIRED

- Lists all types of development that do not require a development permit
- Development not requiring a permit must still comply with LUB regulations

4. GENERAL STANDARDS

- Identifies rules that apply to all types of development, such as fences, landscaping and parking requirements

5. USE SPECIFIC STANDARDS

- Identifies rules for specific uses that need more regulation, such as backyard suites, live-work units and shipping containers

6. SIGN REGULATIONS

- Defines the different types of signs, which ones need development permits, and the rules that apply to different kinds of signs

7. DEFINITIONS

- Provides a definition for every use and for general terms that help with interpreting the LUB

WHAT ARE PERMITTED AND DISCRETIONARY USES?

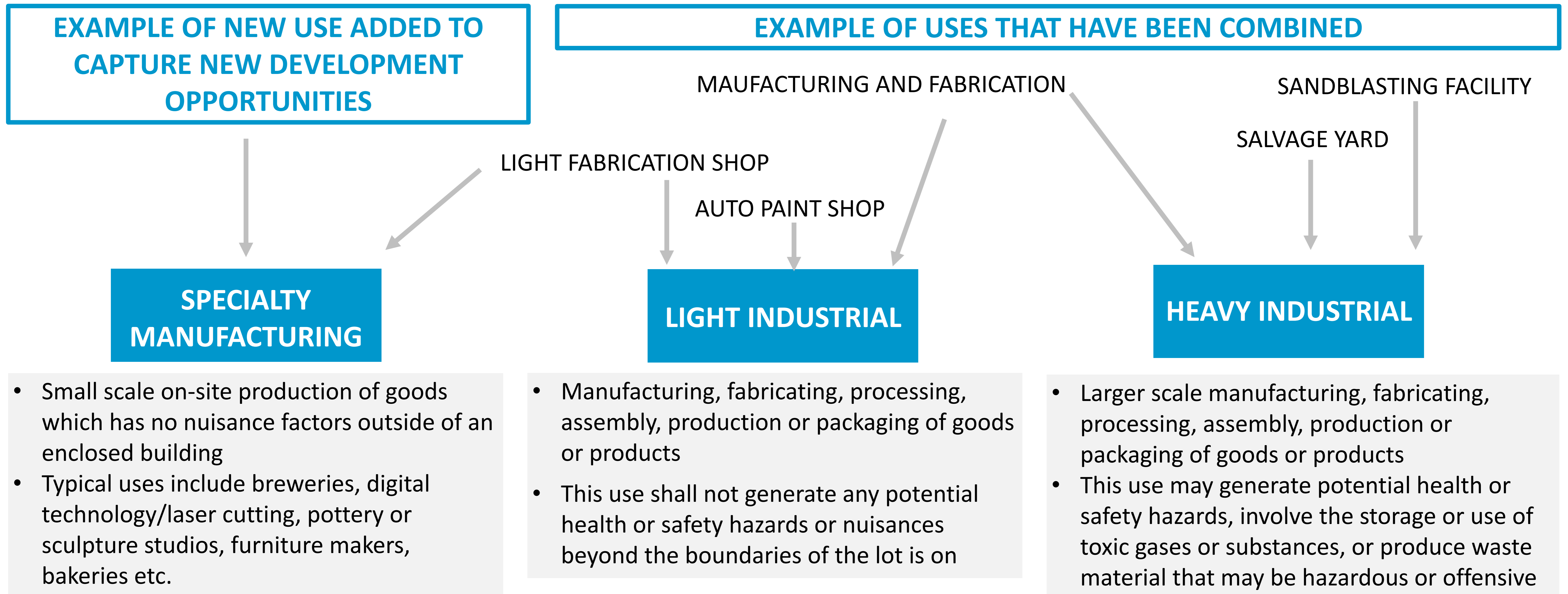
Every land use district has a list of permitted and discretionary uses. The new Land Use Bylaw also differentiates between Development Officer Discretionary and Municipal Planning Commission Discretionary uses as outlined below.

	PERMITTED	DEVELOPMENT OFFICER DISCRETIONARY	MUNICIPAL PLANNING COMMISSION DISCRETIONARY
What does this term mean?	<ul style="list-style-type: none"> When meeting the rules of the LUB a permitted use always makes sense and is a good fit in the land use district A development permit must be granted if it complies with the LUB 	<ul style="list-style-type: none"> This use is generally a good fit for the land use district There may be cases where it does not work, or additional conditions should be added to the permit to manage land use impacts 	<ul style="list-style-type: none"> This use may or may not work based on the specific circumstances More oversight is needed on the application and more conditions may be applied to manage land use impacts
Who makes the decision on the development permit?	DEVELOPMENT OFFICER	DEVELOPMENT OFFICER	MUNICIPAL PLANNING COMMISSION
Are neighbours sent a letter about the development?	NO	YES	YES
Example from the Residential R1 land use district	Single-unit Dwelling	Backyard Suite	Child Care Facility

HOW ARE USES CHANGING IN THE LAND USE BYLAW?

Uses have been updated in the new Land Use Bylaw in one of the following ways:

- Improving the definition to describe a use better
- Combining uses that have the same land use impacts to simplify development into broader categories
- Adding new uses to add a development opportunity that did not exist before



SPECIALTY MANUFACTURING

- Small scale on-site production of goods which has no nuisance factors outside of an enclosed building
- Typical uses include breweries, digital technology/laser cutting, pottery or sculpture studios, furniture makers, bakeries etc.

LIGHT INDUSTRIAL

- Manufacturing, fabricating, processing, assembly, production or packaging of goods or products
- This use shall not generate any potential health or safety hazards or nuisances beyond the boundaries of the lot is on

HEAVY INDUSTRIAL

- Larger scale manufacturing, fabricating, processing, assembly, production or packaging of goods or products
- This use may generate potential health or safety hazards, involve the storage or use of toxic gases or substances, or produce waste material that may be hazardous or offensive

NEW OPPORTUNITIES ON MAIN STREET

A new Main Street Commercial (C1) land use district has been created to help foster development along Bassano's main street (land generally along 2 Avenue). Additional uses have been added as permitted uses to increase development options, including:

- Entertainment Establishment
- Specialty Manufacturing
- Commercial School
- Mixed Use Building
- Bar/Lounge
- Hotel
- Market



NEW OPPORTUNITIES ON MAIN STREET

A new use has been added to the Main Street Commercial (C1) land use district called a live-work unit.

WHAT IS A LIVE-WORK UNIT?

- The use of a building or unit for both a non-residential use (business) and a primary residence
- This new use can be located in the main street district, but the portion of the building facing the street must have a business component
- This means that the street maintains a commercial feel, but people can live where they work

WHAT ARE THE ADVANTAGES OF ALLOWING LIVE-WORK UNITS?

- Reduces costs for people to open a business and find housing in Bassano
- Makes it easier to fill vacant properties along main street (the Town often receives inquiries for people to use lots on main street as residences)
- Creates more vibrancy on main street (people and activity throughout the day and evening)



NEW OPPORTUNITIES IN RESIDENTIAL NEIGHBOURHOODS

Home occupation means a trade, profession or craft conducted out of someone’s home, which is secondary to the residential use of the site and maintains the residential appearance of the home. The new Land Use Bylaw makes it easier for the Development Officer to issue permits for home occupation applications in residential neighbourhoods. There are two levels of home occupations (1 and 2) based on the intensity of activity and the land use impacts as outlined below.

	HOME OCCUPATION 1	HOME OCCUPATION 2
Are commercial vehicles allowed?	No	1
Are commercial trailers allowed?	No	1
Is outdoor storage allowed?	No	Development Authority’s discretion
Are clients/customers allowed to visit?	No	As required by the business (can be limited by the Development Authority)
What signage is allowed to advertise the home occupation?	1 window sign	1 window sign OR 1 shingle sign OR 1 freestanding sign
Are additional parking spots required on the site?	No	1 parking space (or as required by the Development Authority)

NEW OPPORTUNITIES IN RESIDENTIAL NEIGHBOURHOODS

Secondary suites are already allowed in residential neighbourhoods in Bassano. The new Land Use Bylaw adds another use, backyard suite, as a development option in residential land use districts that can be pursued by landowners if desired.

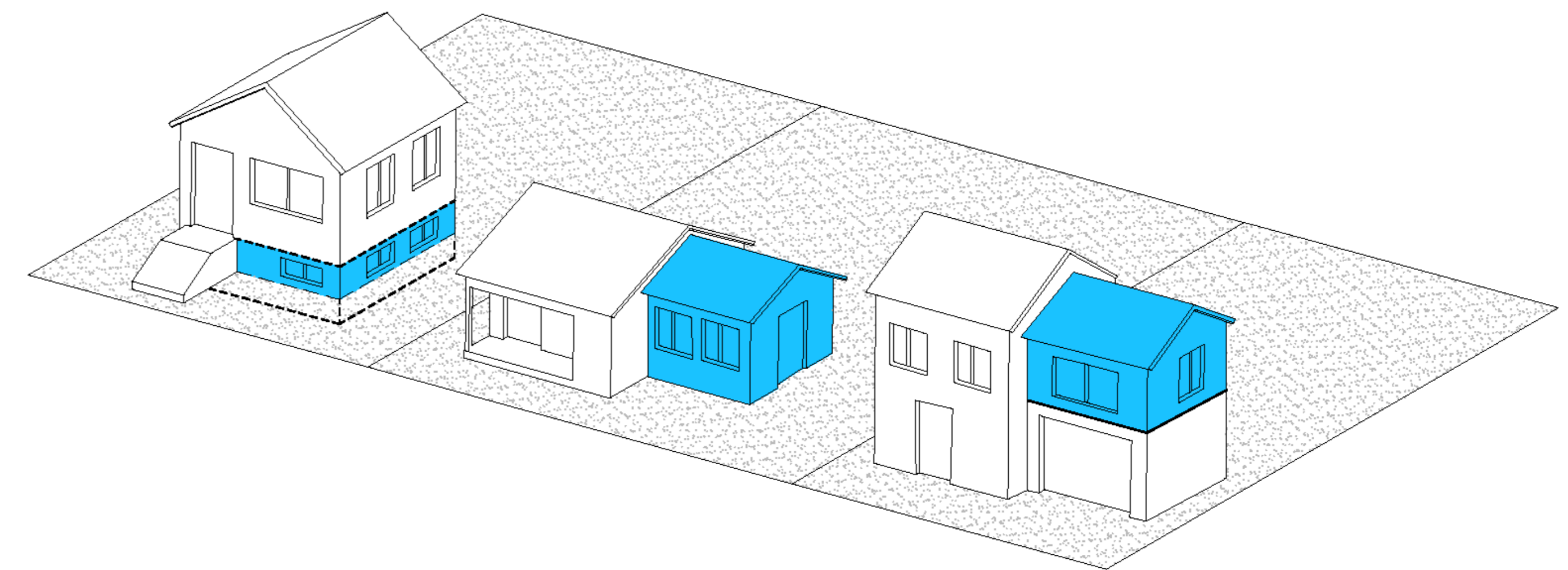
WHAT IS A BACKYARD SUITE?

- an accessory dwelling unit which is located separate from, and is subordinate to, the principal dwelling on the same lot
- A separate, smaller residential unit which can be located in a detached garage or a standalone building

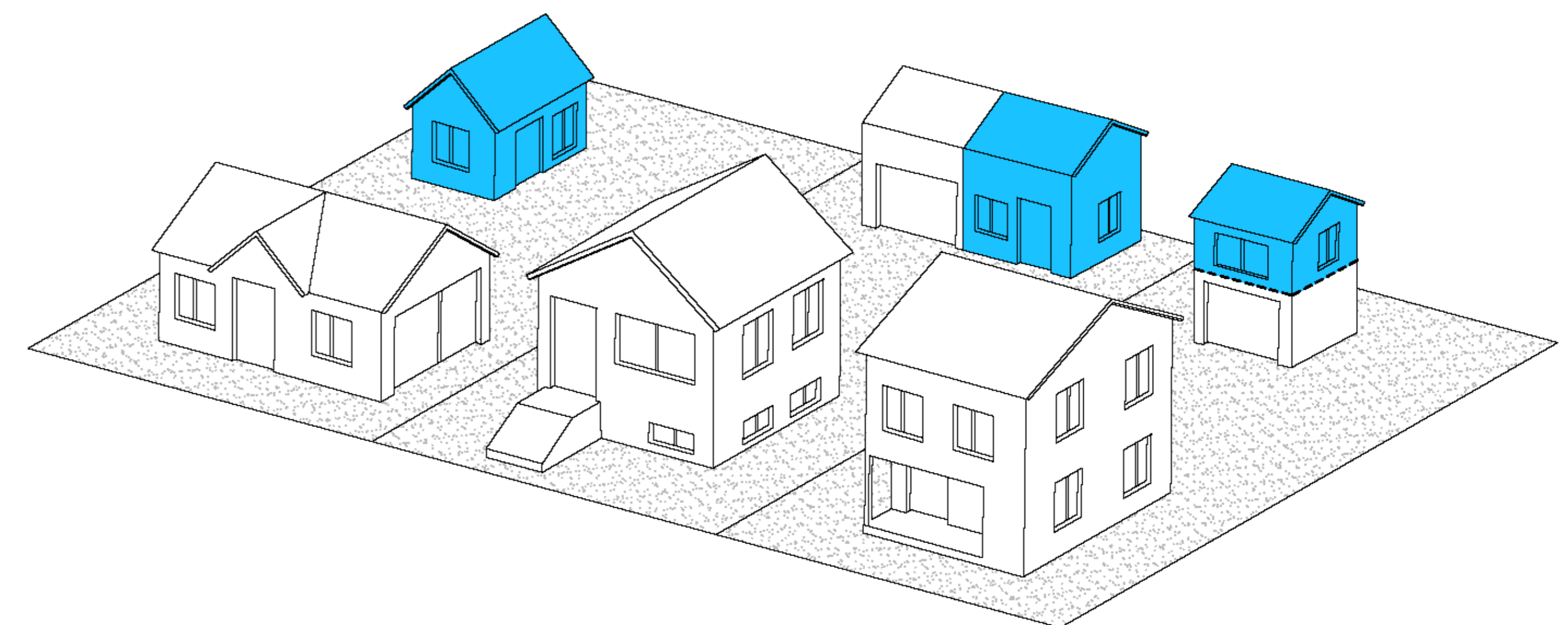
HOW IS A BACKYARD SUITE REGULATED?

- You can have 1 secondary suite OR 1 backyard suite
- An extra parking stall must be provided
- It cannot be located in the front yard
- The design must ensure privacy for adjacent properties
- It must meet the height, setbacks, and maximum site coverage requirements in the land use district

SECONDARY SUITES are part of, or attached to, the main home.



BACKYARD SUITES are not attached to the main home.



NEW LARGE LOT RESIDENTIAL LAND USE DISTRICT

In line with the Bassano Municipal Development Plan, a new land use district has been created to apply to land in the southwest portion of Bassano, south of the railway tracks, where it is more difficult to extend urban servicing.

PURPOSE OF THE LARGE LOT RESIDENTIAL DISTRICT

- Support larger lot development in specific areas of Bassano where servicing constraints make denser development less feasible

USES AND REGULATIONS IN LARGE LOT RESIDENTIAL

- Mostly residential uses, with home occupations also allowed
- Single detached homes on larger than average sized lots
- Lot sizes may range from 1 to 3 acres in size
- Houses will have a minimum floor area of 1800 square feet
- Accessory buildings may also be larger than average

Potential area where the Large Lot Residential District could be applied in Bassano



HOW ARE LAND USE DISTRICTS CHANGING?

Some land use districts have new names and new uses. The purpose of each new land use district is outlined below. For a full list of uses in a land use district consult the draft land use bylaw or ask staff.

OLD LAND USE DISTRICT	NEW LAND USE DISTRICT	LAND USE DISTRICT PURPOSE/CHANGES
RESIDENTIAL (R1)	RESIDENTIAL (R1)	<ul style="list-style-type: none"> • support the development of low-density residential neighbourhoods that provide housing options to residents of Bassano • Updated uses, including backyard suites
MEDIUM DENSITY RESIDENTIAL (R2)	MEDIUM DENSITY RESIDENTIAL (R2)	<ul style="list-style-type: none"> • support the development of medium density residential neighbourhoods that provide a larger mix of housing options • Updated uses, including backyard suites
	LARGE LOT RESIDENTIAL (R3)	<ul style="list-style-type: none"> • support larger lot development in specific areas of Bassano where servicing constraints make denser development less feasible • new district to provide a different neighbourhood format
RESIDENTIAL MANUFACTURED HOME (RM)	RESIDENTIAL MANUFACTURED HOME (RM)	<ul style="list-style-type: none"> • support manufactured home subdivisions on individual titled lots, as well as comprehensively planned manufactured home communities • Homes can now have a smaller floor area
COMMERCIAL (C1)	MAIN STREET COMMERCIAL (C1)	<ul style="list-style-type: none"> • facilitate the growth of a vibrant main street that can accommodate walkable commercial businesses and residential as part of mixed-use developments • more focused on main street vibrancy and mixed use

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OLD LAND USE DISTRICT	NEW LAND USE DISTRICT	CHANGES/LAND USE DISTRICT PURPOSE
HIGHWAY COMMERCIAL (C2)	COMMERCIAL (C2)	<ul style="list-style-type: none"> • accommodate a variety of commercial and office uses that provide employment opportunities and services that cater to the needs of residents as well as highway traffic or regional visitors
INDUSTRIAL/COMMERCIAL (IC)	INDUSTRIAL (I)	<ul style="list-style-type: none"> • accommodate a range of industrial and some limited commercial development that may require large lots, special siting or servicing, and may be noxious or hazardous • Some commercial uses removed to prevent land use conflicts
PARKS AND RECREATION (PR)	PARKS AND RECREATION (PR)	<ul style="list-style-type: none"> • designate areas for open space, parks and recreation facilities • more focused on outdoor and community/recreation uses
PUBLIC AND INSTITUTIONAL (PI)	PUBLIC AND INSTITUTIONAL (PI)	<ul style="list-style-type: none"> • facilitate the development of government, education, medical, social or other public and institutional uses • now easier to permit seniors housing and other institutional uses
URBAN RESERVE (UR)	URBAN RESERVE (UR)	<ul style="list-style-type: none"> • intended to continue to support rural agricultural activities prior to transitioning to urban style development • now requires rezoning to a new land use district prior to subdivision/redevelopment that is not agricultural

OTHER CHANGES TO THE LAND USE BYLAW

Several other changes in the new Land Use Bylaw may affect residents and businesses in Bassano. These updates have all been made to encourage more orderly development and/or streamline the development process.

ACCESSORY STRUCTURES IN RESIDENTIAL AREAS

- An accessory structure is physically separate and subordinate (smaller than) the house on the lot
- Typical accessory structures include garages, sheds, play structures and swimming pools
- In residential land use districts a property can have a maximum of 2 accessory structures over 100 square feet and a maximum of 1 accessory structure under 100 square feet

PARKING IN RESIDENTIAL AREAS

- Previously there were no regulations about parking recreational vehicles on private property
- Typical recreational vehicles include motorhomes, boats, snowmobiles and similar vehicles
- Now it is required that recreational vehicles be parked entirely on private property and that spaces are clearly defined to ensure orderly parking

FENCING IN COMMERCIAL AND INDUSTRIAL AREAS

- Previously fencing in front yards had to go to MPC for decision if it was higher than 3 ft
- Now fencing 6 ft or lower in front yards does not require a permit in commercial or industrial areas
- Fencing in the Main Street Commercial land use district must be aesthetically pleasing (no barbed wire, razor wire, concrete blocks or palette fencing)

WHAT HAPPENS NEXT?

NOW

- Gather public feedback
- Circulate to the County of Newell and review agencies
- Update the Land Use Bylaw as needed



SEPTEMBER 20th

- Presentation at Council and first reading of the Land Use Bylaw
- Update the Land Use Bylaw as needed



OCTOBER 12th

- Public Hearing
- Potential adoption of the Land Use Bylaw

WHAT WILL BE ADDRESSED IN THE FUTURE?

URBAN CHICKENS

- Urban chickens, bees or the keeping of other animals in Town will be dealt with through a separate bylaw
- This process will start after the election and will involve public engagement
- Stay tuned for more information on this project

LARGE LOT LAND USE DISTRICT

- Development south of the CPR designated for large lot development will occur when there is market demand/developer interest and will require detailed planning, rezoning, subdivision and development permits