

# Development Information

**Owner/Applicant:** Town of Bassano  
**Location:** 314 – 2<sup>nd</sup> Avenue (Plan 3872T, Block 3, W 1/2Lot 11)  
**Roll Number:** 241000  
**District:** Main Street Commercial (C1)

**Type of Development:** Live work unit / Mixed Use Building

**Lot size:** 25' x 150' (3,750 square feet)

**Use Classification:** Permitted

A. (live-work unit) A live work unit means the use of a building or unit within a building for both a non-residential use (business) and a primary residence. The non-residential uses are limited to those commercial uses listed within the associated land use district and the business must be operated by the resident of the dwelling. The work component may or may not be separate and distinct from the dwelling.

OR

B. (mixed use building) means a building uses partially for residential and partially for commercial use.

**Permit Fee** The permit fee ranges from \$200 - \$400 depending on the actual use applied for (the Town is reviewing all permit fees under the new land use bylaw, fees are subject to change).

**Notes:** This summary provides an overview to help guide the investor to prepare a development permit/business plan to purchase the above property. The Town recovered the building through tax forfeiture and offered the building for sale with various development conditions; mainly the requirement that the building is converted/occupied within 24 months of purchased.

As the property was recovered through tax forfeiture, the Town has limited information on the building or land. The property is sole in an “as is, where is” state.

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## PART 1 – Business Plan

As a condition of the sale of this property, the Town requires the purchaser to provide a detailed business plan that outlines its intended use for the building and a timeline to complete work to bring the property to a point of occupancy within 24-months from the date of purchase.

The applicant must provide a non-refundable security deposit of \$700 to begin this process to purchase the building.

## Steps

1. Part 2 of this summary lays out development standards at this property. The applicant shall prepare a development permit application and narrative for the use and design of the property. The application must include a detailed development narrative, various site plans (e.g. parking, landscaping), and timeline in which milestones will be completed to the Amanda Davis, CAO at [cao@bassano.ca](mailto:cao@bassano.ca).

The Town will review the plans and advise the applicant if the proposal meets its development standards.

Upon confirmation of satisfactory plans, the Town will issue a Sales/Purchase/Development Agreement that lays out standard terms of development upon purchase. The Development Agreement (DA) is a standard application of the Town. The DA specifies that the purchaser is responsible to upgrade utilities entering the building (where applicable) from the main, this includes the repair and replacement of damaged municipal infrastructure (e.g. sidewalk, curb, gutter, road) to complete the upgrades.

The DA also sets out the agreed upon timeline to complete the work within 24-months. It is understood by both parties that the Town is granting 24-months from the date of signing to complete interior and exterior upgrades of the building; this includes occupancy. This site is intended for a functional main floor business.

The DA also sets out terms should the purchaser fail to meet their obligation to complete upgrades within 24-months at which point the property *may* be recovered by the municipality.

The Town *may* require a security deposit to ensure the purchaser fulfills their development requirements at the site.

2. Once all the information is received and processed, the title transfer will be completed, and work may commence based on the permits issued.

Step 2 – Development Permit Details (LUB 921/21)

**Development Permit Application**

- A development permit is required to establish a live-work or mixed-use building at this location. A site plan and narrative must be included with the development permit application. The summary below provides an overview of what type of development is permitted within the C1 district. Please confirm what type of store front you plan at the location so we can ensure it fits within the zoning requirements.

**MAIN STREET COMMERCIAL (C1)** **C1**

**SECTION 1: PURPOSE**

- 1.1 **OVERVIEW:** This district is intended to facilitate the growth of a vibrant main street that can accommodate walkable commercial businesses and residential as part of mixed-use developments. Innovative business models and mixed use arrangements are encouraged in this district.
- 1.2 **MIX OF USES:** This district allows for retail commercial and office uses as well as residential uses as part of a mixed use building or a live-work arrangement.
- 1.3 **SITE AND BUILDING FORM:** All buildings shall be oriented to the primary street network and should provide a safe walking environment for pedestrians. On-site parking should be located to the side or rear of the building where possible. Signage, landscaping and building design shall be human scaled, focusing on the pedestrian experience.

**SECTION 2: USES**

PERMITTED USES	PERMITTED USES				
<ul style="list-style-type: none"> <li>• Accessory structure</li> <li>• Accessory use</li> <li>• Alternative energy, individual</li> <li>• Bar/Lounge</li> <li>• Commercial school</li> <li>• Entertainment establishment</li> <li>• Financial institution</li> <li>• Government services</li> <li>• Hotel</li> <li>• Liquor store</li> <li>• Live-work unit</li> <li>• Market</li> <li>• Medical/health facility</li> <li>• Minor retail</li> <li>• Mixed use building</li> <li>• Office</li> <li>• Personal services</li> <li>• Recreation, private</li> <li>• Recreation, public</li> <li>• Restaurant</li> <li>• Retail cannabis store</li> <li>• Sign – Class A</li> <li>• Sign – Class B</li> </ul>	<ul style="list-style-type: none"> <li>• Specialty manufacturing</li> <li>• Tourist information</li> </ul> <tr> <th style="background-color: #cccccc;">DISCRETIONARY USES (DEVELOPMENT OFFICER)</th> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• Building and trade contractor</li> <li>• Child care facility</li> <li>• Club or fraternal organization</li> <li>• Community association building</li> <li>• Cultural facility</li> <li>• Essential utility</li> <li>• Funeral home</li> <li>• Major retail</li> <li>• Parking lot</li> <li>• Parks and playgrounds</li> <li>• Religious assembly</li> <li>• Sign – Class C</li> <li>• Shipping container, temporary</li> </ul> </td> </tr> <tr> <th style="background-color: #cccccc;">DISCRETIONARY USES (MPC)</th> </tr> <tr> <td> <ul style="list-style-type: none"> <li>• Moved-in building</li> </ul> </td> </tr>	DISCRETIONARY USES (DEVELOPMENT OFFICER)	<ul style="list-style-type: none"> <li>• Building and trade contractor</li> <li>• Child care facility</li> <li>• Club or fraternal organization</li> <li>• Community association building</li> <li>• Cultural facility</li> <li>• Essential utility</li> <li>• Funeral home</li> <li>• Major retail</li> <li>• Parking lot</li> <li>• Parks and playgrounds</li> <li>• Religious assembly</li> <li>• Sign – Class C</li> <li>• Shipping container, temporary</li> </ul>	DISCRETIONARY USES (MPC)	<ul style="list-style-type: none"> <li>• Moved-in building</li> </ul>
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All development must meet the minimum setbacks and maximum site coverage, height, and floor area. Refer to the chart below for information. This property is zoned C1. If you are not changing the exterior footprint of the building, you do not need to worry about setbacks expect when you plan the parking layout. See highlighted setbacks.

**SECTION 4: MINIMUM SETBACKS**

Use	Minimum Setbacks							
	Front		Secondary Front		Side		Rear	
	m	ft	m	ft	m	ft	m	ft
All uses	0	0	0	0	0	0	7.6	25
All uses where adjacent to R1, R2, R3, RM, PR	0	0	0	0	3	10	7.6	25
Maximum Front Setback	1.5	5	N/A					

4.1 Notwithstanding the maximum front setback, the Development Authority may approve a larger front setback if the applicant is providing a front patio or landscaped seating area.

**SECTION 5: MAXIMUM SITE COVERAGE, HEIGHT AND FLOOR AREA**

Use	Minimum Floor Area		Maximum Site Coverage	Maximum Height	
	m <sup>2</sup>	ft <sup>2</sup>	%	m	ft
All uses	N/A		50 <sup>1</sup>	10.7	35

*(1) Combined site coverage of principal and accessory structures*

General Rules of Development

- Any changes to the exterior of the building shall be consistent with the surrounding landscape. For example, if you plan to paint the exterior of the building it must be complimentary to the existing streetscape. Exterior updates must be included in the development narrative.
- There are fence requirements if you plan to install a permanent fence at this location. If not, then, this is not applicable. As mentioned in the summary above, a temporary construction fence to secure the property may be necessary – this must be included in the development narrative.
- The installation of any sign requires a permit. The sign permit can be applied for at the same time as the development permit with no additional fee. To be discussed with applicant.

### Parking Requirements

A parking plan is required with the development permit application. Only off-street parking is permitted. While people park on the street in front of properties, each development must have the required number of parking stalls on private land per the land use bylaw. The Town cannot designate public land for private parking.

- Residential parking stalls for the apartment = 1.5 spaces per dwelling unit plus 1 visitor parking space for every 2 dwelling units.
- Minor retail (if that is the type of business selected) parking stalls: 1 space for every 400ft<sup>2</sup> GFA (main floor used for the retail).

Refer to the parking details below.

### **SECTION 1: ACCESS**

- 1.1 Location of the access to each development from a public roadway should be shown on the plot plan submitted with the application for a development permit and is subject to the approval of the Development Authority.

### **SECTION 13: OFF-STREET PARKING AND LOADING REQUIREMENTS**

#### **13.1 GENERAL REQUIREMENTS**

- (a) The off-street parking and loading requirements and design standards apply to all new buildings and uses and the expansion or enlargement of existing buildings or uses.
- (b) In the case of expansion or enlargement of an existing building or use, additional off-street parking spaces will be required to serve the expanded or enlarged area only, not the entire building or use.
- (c) Tables 2 and 3 shall be used to calculate the minimum number of off-street parking spaces a use is required to provide.
- (d) Parking areas shall be accessible, and designed and delineated in a manner which will provide for orderly parking.
- (e) Parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.
- (f) The Development Authority may require that parking areas or portions thereof be paved.
- (g) Unless otherwise indicated in this bylaw, off-street parking may be located in the front yard.
- (h) Off-street parking requirements based on floor area are to be computed on the gross floor area (GFA) of the building.
- (i) Calculation of off-street parking requirements resulting in a fractional number of 0.5 or greater shall be rounded up and when resulting in a fractional number of 0.49 or less shall be rounded down.

- (j) A multiple use development must provide parking in an amount equal to the number of spaces for all uses, except where a shared parking provision is approved by the Development Authority.
- (k) A shared parking provision based upon the proposed sharing of parking spaces between two or more uses must include a written agreement between the owners on record. Where such off-site parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking.
- (l) Where a use is not listed, minimum required off-street parking shall be provided as required by the Development Authority, having regard to the listed use that is most similar to the proposed use. As an alternative, the Development Authority may require a parking study be prepared by a qualified professional at the applicant's expense to determine the parking requirements for a use not listed in Tables 2 or 3.
- (m) All required parking spaces shall be provided on the same lot as the building or use, except where the Development Authority may permit off-site parking spaces to be provided on a lot within 152.4m (500 ft) of the building or use if, in the Development Authority's opinion, it is impractical to provide parking on the same lot as the building or use. Where such off-site parking is approved, a caveat shall be registered against the lot to guarantee the continuous use of the site for parking.
- (n) Off-street parking shall not be permitted on boulevards at any time.
- (o) Electric charging stations for vehicles are permitted in all Land Use Districts subject to the following:
  - (i) when enclosed within a building no development permit is required; or
  - (ii) when not enclosed within a building a development permit is required.

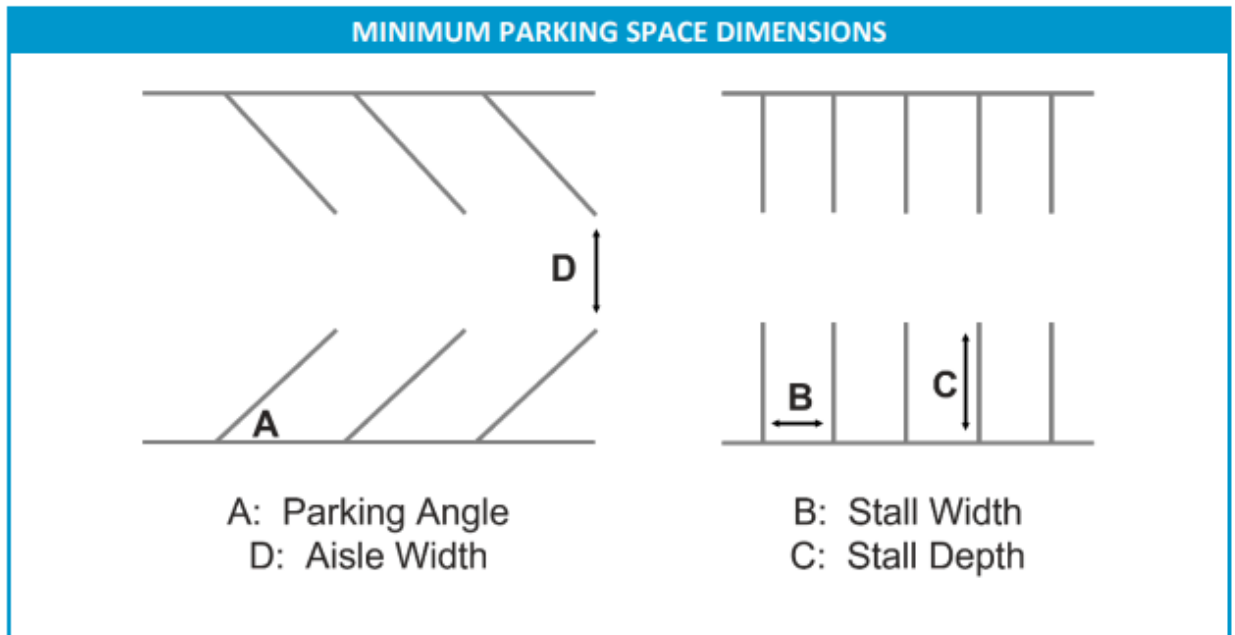
**13.2 OFF-STREET PARKING DESIGN STANDARDS**

- (a) Off-street parking areas shall be accessible and designed in a manner which will provide for orderly parking in accordance with the minimum parking space dimensions found in Table 1. Off-street parking spots shall be clearly designated and delineated within a defined area.
- (b) Parking space designs proposing tandem or stacked parking to a maximum of two vehicles per stall may be approved by the Development Authority provided the spaces are for employee parking only.
- (c) The stall width and depth requirements for an off-street parking space may be reduced by the Development Authority where spaces are designed to accommodate compact vehicle parking.
- (d) Where a use or development may need to accommodate over-sized vehicles such as tractor-trailers, large recreational vehicles, buses or other similar

vehicles, the Development Authority may require larger parking space and aisle dimensions.

- (e) Off-street parking spaces adjacent to a road right-of-way shall be provided with bumper blocks, curbing or other similar protective features to ensure public safety and prevent vehicle overhang.

TABLE 1: PARKING DESIGN DIMENSIONS						
A: Parking Angle	B: Stall Width		C: Stall Depth		D: Aisle Width	
Degrees	m	ft	m	ft	m	ft
0	2.7	8.0	6.7	22	3.7	12
30	2.7	9.0	5.5	18	3.5	11
45	2.6	8.5	6.1	20	3.9	13
60	2.6	8.5	6.4	21	5.5	18
90	2.9	9.5	5.6	18.5	7.3	24



Landscape Requirements

All properties in Bassano must be landscaped. Refer to the details below and ensure a landscape plan is submitted with your application.

## **11.2 COMMERCIAL/INDUSTRIAL LANDSCAPING REQUIREMENTS**

- (a) The Development Authority may impose landscaping or screening requirements on a development approval. A landscaping plan shall be submitted with the development permit application for any principal use. The Development Authority may require that a landscaping plan be prepared by a professional. An irrigation plan may also be required.
- (b) Within the front setback and secondary front setback, a minimum landscaped strip of 3.0 m (10 ft) in width along the entire lot frontage (excepting driveways, sidewalks, and walkways) is required. Landscaping of the public boulevard in front of a property does not contribute to the minimum required landscaped area.
- (c) The Development Authority may require the prescribed minimum 7.6 m (25 ft) setback between an industrial and residential use to be landscaped and/or fenced depending on the intensity of the proposed use.
- (d) Development along Highway 1 may be subject to enhanced landscaping standards to ensure attractive development adjacent to entryways into the community.
- (e) Off-street parking lots shall be landscaped and/or screened to the satisfaction of the Development Authority.
- (f) Where off-street parking is adjacent to a residential use, the Development Authority may require a minimum 3.0 m (10 ft) landscaped buffer between the property line and the adjacent use.
- (g) Where an industrial lot is adjacent to a residential use, all mechanical equipment shall be concealed by fencing and/or landscaping to the satisfaction of the Development Authority.
- (h) Landscaping or screening shall consist of any combination of the following to the satisfaction of the Development Authority:
  - (i) ground cover (e.g. large feature rocks, bark chip, field stone, crushed rock, or other similar features);
  - (ii) vegetation that has low water needs and is easy to maintain (e.g. trees, shrubs, lawn);
  - (iii) buffering (e.g. berming, terracing, paving stones, fencing);
  - (iv) outdoor amenity feature (e.g. benches, walkways, raised planters); and/or
  - (v) innovative landscaping features, as approved by the Development Authority.
- (i) Landscaping shall be maintained to a high standard to avoid weeds, debris, unruly plants or other unsightly landscaping at the cost of the property owner.
- (j) No cottonwood tree of any species or variety shall be planted in the municipality.



### Outdoor Storage

Beyond Land Use Bylaw standards of development, the Town has instituted tight controls on property cleanliness through the Community Standards Bylaw and Beautify Bassano Initiative. We have been working with property owners for the past 3-years to improve the overall standard of the community and this will continue as we are only 40% complete. Inoperable vehicles, equipment, and other debris is not permit, and there is no tolerance.

Refer to the provisions below regarding outdoor storage.

#### **SECTION 14: OUTDOOR DISPLAY AND STORAGE FOR COMMERCIAL/INDUSTRIAL USES**

- 14.1 Temporary outdoor display of goods, materials, and equipment for advertising and sale purposes may be permitted in the front yard provided the display is not located within any required landscape area or buffer.
- 14.2 The Development Authority may impose conditions related to screening, buffering or landscaping of any outdoor display or storage areas.
- 14.3 Outdoor storage areas shall not be permitted within the front, secondary front or side setback.
- 14.4 Outdoor storage areas adjacent to a residential lot shall be effectively screened by an opaque fence of at least 1.8 m (6 ft) in height or other suitable screening to the satisfaction of the Development Authority.
- 14.5 Display of new or reconditioned vehicles and equipment will be permitted in landscaped areas provided that:
  - (a) grassed areas are mowed regularly;
  - (b) 1.5 m (5 ft) setbacks are maintained between property lines, buildings and adjoining vehicles, with 6.0 m (20 ft) from street corners;
  - (c) vehicles are properly aligned; and
  - (d) the display vehicles are not intermixed with parked or damaged vehicles.

### Refuse and Garbage Collection & Storage

Every property owner receives one roll around garbage bin. Mixed use properties may be eligible for two (bylaw pending). On the site plan, you must identify your refuse location. If you require a larger garbage bin for the purpose of commercial use, you may rent a bin for placement on the property. Regardless, you will still be charged the garbage utility.

#### **SECTION 16: REFUSE COLLECTION AND STORAGE**

- 16.1 Refuse and garbage shall be kept in a suitably-sized enclosure for each use within each land use district.
- 16.2 Refuse and garbage areas shall be effectively screened until such time as collection and disposal is possible.
- 16.3 All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.

#### Servicing

Refer to the information below regarding servicing requirements.

#### **SECTION 18: SERVICING**

- 18.1 All development shall be required to connect to both the municipal water supply and sewerage system where the municipal services are, in the opinion of the Development Authority, reasonably available. Where no municipal servicing is reasonably available, development approval shall be subject to compliance with Regional Health Authority and Alberta Safety Codes standards for unserviced parcels. Prior to development approval, the applicant shall be required to submit a soils analysis and report to demonstrate the suitability of the site for on-site septic.
- 18.2 The Development Authority may request proof of proper wastewater treatment prior to discharge into the Municipal system as a condition of a development permit for a commercial or industrial use.

### Live Work Units

If you plan to develop a Live Work Unit versus a Mixed Use Building you must follow at a minimum the regulations below and include all aspects on your site plan and development narrative.

#### **SECTION 10: LIVE WORK UNITS**

- 10.1 The business portion and dwelling portion of a live work unit do not have to be physically separate. If they are separate, there shall be internal access between the dwelling and the business/work area.
- 10.2 For live work units located at ground level, the live work unit shall contribute to the pedestrian-oriented character of the street to the satisfaction of the Development Authority.
- 10.3 Parking shall be provided based upon the combined residential and commercial activities to be conducted within the live work unit, as per Schedule 4 and to the satisfaction of the Development Authority.
- 10.4 Commercial uses that are part of a live work unit are limited to those uses listed as permitted or discretionary in the land use district, but shall not include uses which are, in the opinion of the Development Authority, incompatible with residential uses.
- 10.5 The following information shall be provided when applying for a live work unit:
  - (a) proof of ownership or residency;
  - (b) description of the business and the general layout of the dwelling portion versus the business/work portion of the unit;
  - (c) materials, equipment and/or vehicles to be used;
  - (d) expected number of client visits per day;
  - (e) number of parking spaces on the property;
  - (f) type of signage proposed;
  - (g) whether the sale of goods is proposed and if so, what volume per day;
  - (h) if outdoor storage is proposed;
  - (i) any other information the Development Authority may require to determine compatibility of the commercial use with the residential use.
- 10.6 The Development Authority may regulate the days and hours of operation, the number of customer visits, the number of employees, outdoor storage and screening and landscaping requirements for outdoor storage, and any other conditions that will ensure that the business component of the live work unit is compatible with the dwelling component of the live work unit, and compatible with adjacent development on the street.

### Accessory Structure

If you may choose to construct and accessory structure (garage or shed) at the location. General standards are listed below. Refer to setbacks, site coverage, and building heights above.

#### **SECTION 2: ACCESSORY STRUCTURES**

- 2.1 No accessory building or structure shall be allowed on a lot without an approved principal building or use.
- 2.2 A maximum of two (2) accessory structures over 100 square feet and a maximum of one (1) accessory structure under 100 square feet are allowed per lot in a residential land use district.
- 2.3 Accessory buildings and structures shall be located at least 3.0 m (10 ft) from the principal building.
- 2.4 Accessory buildings and structures shall be located at least 1.0 m (3.28 ft) from any other accessory building or structure, measured from the outermost extent of the accessory building(s) and structure(s).
- 2.5 Accessory buildings shall be constructed such that eaves shall be no closer than 1.5 m (5 ft) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.
- 2.6 Accessory buildings or structures shall not to be located in the front yard in relation to the principal building.
- 2.7 Quonsets, quonset-style buildings or semicircular metal structures shall not be permitted as accessory buildings in the Residential – R1, Medium Density Residential – R2 and Residential Manufactured Home – RM land use districts.
- 2.8 All Moved-in buildings shall be subject to the provisions of this section and the provisions of Section 13.
- 2.9 Carports attached to an accessory building shall comply with the provisions for accessory buildings. Carports attached to a principal dwelling or building shall comply with the provisions for principal dwelling or building.
- 2.10 Portable storage / garage structures as defined in Schedule 7 shall be required to meet all setbacks of the residential district and are required to obtain a development permit.
- 2.11 Accessory structures in commercial and industrial land use districts may be constructed with the use of alternative materials and design at the discretion of the Development Authority.
- 2.12 A greenhouse in a residential land use district may be allowed as an accessory structure. Any outdoor storage associated with a residential greenhouse shall be contained within a building or screened from view of the street and lane if applicable.

Building Permit Application

- Once you receive your development permit application from the Town, you will be required to obtain a building and discipline permits from Superior Safety Codes

Supplemental Information

1. Property taxes are applied once the property is purchased. There are no back taxes or fees related to the tax forfeiture debt. The 2021 tax rates are shown below for reference. As a mixed-use building (commercial/residential), the property is taxed at different rates based on the percentage of the building used for residential vs commercial. The current property assessment is 11,000. The assessed value will increase as upgrades occur.

The Town does not have any special taxes applied to businesses. The 2021 municipal tax rates are summarized below.

<b>Residential mill rate</b>	10.58930
<b>Non-residential mill rate</b>	17.08100

*As a mixed-use building, you would be charged the residential mill rate against the portion of the building used for residential living and the non-residential mill rate for the business portion of the building.*

Four different taxes are collected by the Town as highlighted below in red should you require additional information from the chart above:

1. Municipal levy
2. ASFF – Education Requisition (provincial)
3. Seniors Housing – Newell Housing Foundation
4. Police Funding Model Requisition (provincial)

Town of Bassano

Land Use Bylaw 921/21 – Supplemental Development Information for 314 – 2<sup>nd</sup> Avenue, Bassano

2021 Tax Rate Bylaw				\$	1,349,752
<b>General Municipal</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>		
Residential/Farmland	879,143	83,021,790	0.01058930		
Non-residential/Linear	470,614	27,551,880	0.01708100		
Machine & Equipment	-	2,937,070			
<b>Total:</b>	<b>1,349,756</b>	<b>113,510,740</b>		<b>-\$</b>	<b>4</b>
<b>Senior Foundation</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>	<b>\$</b>	<b>10,772.00</b>
Combined assessment	10,772	110,573,670	0.00009742		
<b>Total:</b>	<b>10,772</b>	<b>110,573,670</b>			
<b>ASFF</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>		
Residential/Farmland	215,264.75	78,239,735	0.0027513		
Non-residential/Linear	107,053.69	27,535,349	0.003888		
<b>Total:</b>	<b>322,318.44</b>	<b>105,775,084</b>			
<b>Opted-out School Boards</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>		
Residential/Farmland	13,161.60	4,782,055	0.0027513		
Non-residential/Linear	65.03	16,531	0.003888		
<b>Total:</b>	<b>13,226.63</b>	<b>4,798,586</b>			
<b>Combined Education</b>				<b>\$</b>	<b>335,545.07</b>
<b>Designated Industrial Property</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>	<b>\$</b>	<b>201.31</b>
Linear/DIP	200.66	2,640,290	0.07600		
Machine & Equipment	0.64	8,470	0.07600		
<b>Total:</b>	<b>201.31</b>	<b>2,648,760</b>			
<b>Police Funding Model</b>	<b>Tax Levy</b>	<b>Assessment</b>	<b>Tax Rate</b>	<b>\$</b>	<b>23,191.00</b>
Combined assessment	23,191	110,573,670	0.00020973		
<b>Total:</b>	<b>23,191</b>	<b>110,573,670</b>			

\*Variance is due to rounding

- Utilities are applied once the property is purchased. Town council will finalize 2022 utility rates on February 7, 2022. Municipal utility charges include water, sewer, garbage, and recycling. 2021 utility rates were as follows:

Residential Utility Charges	Commercial Utility Charges
<ul style="list-style-type: none"> <li>▪ Sewer \$28.50</li> <li>▪ Garbage \$22.00</li> <li>▪ Recycling \$7.35</li> <li>▪ Water \$2.45/m3</li> <li>▪ Processing fee \$5.00</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sewer \$39.00</li> <li>▪ Garbage \$30.00</li> <li>▪ Recycling \$8.50</li> <li>▪ Water \$2.45/m3</li> <li>▪ Processing fee \$5.00</li> </ul>

*As a mixed-use building, you would be charged for a residential service upstairs and a business service on the main floor every second month.*

- Local historians may be able to provide additional information on the appearance and use of the property.
  - Wanda Wallace, Bassano Historical Society [wandacarol25@icloud.com](mailto:wandacarol25@icloud.com)
  - Tom McPhail, Local Historian [tom1942@hotmail.com](mailto:tom1942@hotmail.com)

## Town of Bassano

### Land Use Bylaw 921/21 – Supplemental Development Information for 314 – 2<sup>nd</sup> Avenue, Bassano

4. As part of this development process, all aspects of the development must be brought up to current day code and standards. Please contact Superior Safety Codes with any building code related questions; Danial Milot 403-700-7441 or [dmilot@superiorsafetycodes.ca](mailto:dmilot@superiorsafetycodes.ca)
5. We encourage all developers to support local. There are good tradespeople, contractors, and suppliers. A business directory is available on [www.bassano.ca](http://www.bassano.ca).
6. The [Brooks Region](#) is one of the Town's economic partners. Various grants are available that may support you the business portion of the upgrade. Check out the Business Beautification; NewGrow; and Experience Development Fund. Main contact: Mitchell Iwaasa, [miwaasa@brooks.ca](mailto:miwaasa@brooks.ca) 403-362-3333 or 403-501-8359. These are great programs.
7. No work shall commence on the property until Sales Agreement transaction is finalized.
8. An active business license must be maintained by any contractors while working in Bassano. Fees range between \$70-\$110/annum. Applications can be filled out online or at the Town Office.
9. As part of the development narrative, it is important to ensure the site remains secure at all times and tidy from construction debris. The Town may require that a temporary security fence is placed around the rear of the property to ensure site safety as a condition of the development permit.
10. Dogs and cats must be licensed/registered in Bassano.
11. Fire pits are not permitted without a permit in Bassano.

### Required information

1. Provide the Town with a copy legal name and address of the person(s) for the Sales/Purchase Agreement