



# MPC AGENDA

Meeting: May 13, 6:00 p.m. – 6:30 p.m.

Location: <https://call.lifesizecloud.com/17945621> (virtual option only)

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**1. CALL TO ORDER**

**2. EXCUSED FROM MEETING**

**3. ADOPTION OF AGENDA**

**4. ADOPTION OF MINUTES**

4.1 July 10, 2023

**5. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

Term expired on May 8, 2024

**6. DEVELOPMENT REPORT**

None

**7. DEVELOPMENT PERMITS/REQUESTS**

7.1 Plan 771 1039; Block 2; Lot 14 – TOB-D-07-24

**8. SUBDIVISIONS**

8.1 2024 BUILD Bassano Development Project – Part 2 -5A Avenue Triangle – Subdivision  
2024-0-046

**9. INFORMATION PERIOD**

None

**10. QUESTION PERIOD**

**11. CLOSED SESSION**

None

**12. ADJOURNMENT**



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF  
THE TOWN OF BASSANO HELD IN THE COUNCIL CHAMBERS ON JULY  
10, 2023.**

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**MPC MEMBERS**

CHAIR

Dale Luchuck

BOARD MEMBERS

John Slomp  
Sydney Miller  
Kevin Jones  
Irv Morey

STAFF

Amanda Davis, Chief Administrative Officer

OTHER

Ken McGillivray, Applicant  
Patrick Blaire, Applicant  
Shelley Blaire, Applicant

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**1. CALL TO ORDER**

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

**2. EXCUSED FROM MEETING**

- Sydney Miller

**3. ADOPTION OF AGENDA**

**MPC09/23** Moved by **MEMBER MOREY** that the agenda is approved as presented.

**CARRIED**

**4. ADOPTION OF MINUTES**

- 4.1 Adoption of minutes from the Municipal Planning Commission meeting on June 12, 2023**

**MPC10/23** Moved by **MEMBER SLOMP** that the Municipal Planning Commission minutes of June 12, 2023 are approved as presented.

**CARRIED**

**5. DEVELOPMENT REPORT**

None

**6. DEVELOPMENT PERMITS/REQUEST**

**6.1 Plan 2016AB; Block 33 – TOB-D-13-23**

**MPC11/23** Moved by **MEMBER MOREY** that the Municipal Planning Commission rejects the development permit TOB-D-13-23 on Plan 2016AB; Block 33 for accessory structure setback variances as development shall remain consistent with the Land Use Bylaw 921/21 regulations.

**CARRIED**

**7. SUBDIVISIONS**

None

**8. INFORMATION ITEMS**

None

**9. QUESTION PERIOD**

None

**10. CLOSED SESSION**

None

**11. ADJOURNMENT**

**MPC12/23** Moved by **CHAIR LUCHUCK** to adjourn the regular Municipal Planning Commission meeting of July 10, 2023 at 6:17 p.m.

**CARRIED**

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Chairperson

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Chief Administrative Officer



# REQUEST FOR DECISION

Municipal Planning Commission

Meeting: May 13, 2024

Agenda Item: 6.1

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## **SUBJECT: Plan 771 1039, Block 2; Lot 14 – TOB-D-07-24**

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### **BACKGROUND**

**Applicant: Sungsu Kang**

**Plan 771 1039, Block 2, Lot 14**

**Land Use: Residential (R1)**

**Location: 826 – 4<sup>th</sup> Avenue, Bassano**

Under the BUILD Bassano Development Incentive program, the Town sold the above lot in 2023. The purpose of the incentive program is to spur development in Bassano, the add to the housing stock ensuring a mix of housing options. With low to no vacancy rate in Bassano, housing projects are a priority.

#### Development Summary

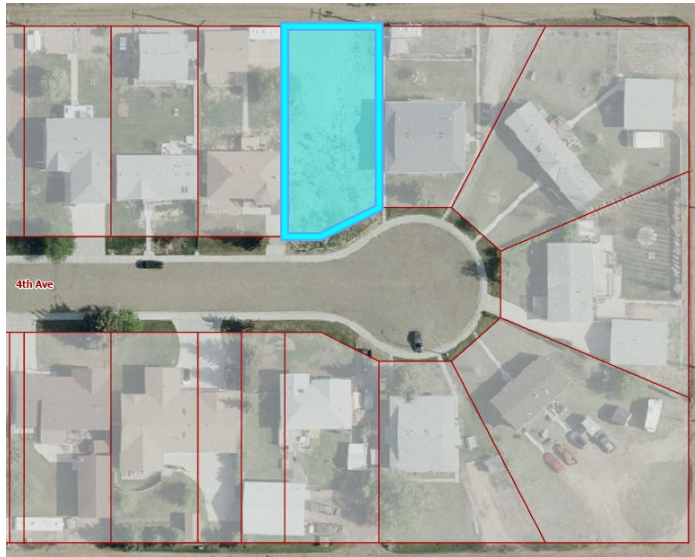
Development Permit Application No. TOB-D-07-24 is for the construction of a new 4-unit residential development. This application is being brought forward to the MPC as a “rowhouse dwelling (more than 3 units)” is a discretionary use in the R1 Residential District Land Use District and the applicant is requesting a 0.6 m (23”) height waiver to the dwelling.

The subject property is located on 4<sup>th</sup> Avenue, which in this location is a cul-de-sac, and the subject parcel backs onto Industrial zoned and developed lands to the north and east. To the west, east and south of the subject lots are a mix of single dwellings, manufactured homes, 2-unit and 4-unit dwellings. The rear of the parcel is serviced by a well constructed gravel laneway.

The proposed development would consist of 1 building, containing four (4) units. Two (2) units would face 4<sup>th</sup> Avenue and two (2) would face the alley. All of the units are 3-bedroom 3-bathroom units and measure approximately 1450 sq. ft. Every unit would have a private exterior entrance. The building is proposed as “stab on grade” with no basement area. A total of 8 off-street parking stalls are required for a development of this size which are accessed from the rear laneway. The proposed building is approximately 29 feet (9.01 m) which is greater than the maximum height in the district of 27 feet (8.5 m). The remainder of the development conforms to the Land Use Bylaw (LUB) 921/21.

**Request 1** – allow a rowhouse (multi-unit) development

**Request 2** – allow for a variance to the building height from 8.5 meters to 9.073 meters.



A notice to adjacent landowners was publicly posted, emailed/hand delivered to 13 properties on May 6, 2024 to be decided upon under the Development Officer Discretionary authority within the LUB. Several written responses were received. Accordingly, the Development Officer has chosen to defer a decision regarding the proposed development to the Municipal Planning Commission.

Public Comments (as of May 9, 2024 at 12:00 p.m.)

To Town of Bassano

Attention: Amanda Davis

Re: Development Permit No. TOB-D-07-24

In regards to the above permit, this small cul-de-sac already has 4 - fourplexs and a duplex. Adding another one seems unreasonable as that would add another 4 to 8 vehicles trying to park in a space that is already too small for vehicles to turn around in. I am sure it will add difficulty for the garbage truck to maneuver with more vehicles parked in that corner.

Also there are a number of young children in this small cul-de-sac and maybe their safety, with the amount of extra traffic this would cause, should be taken into consideration.

Also I don't think it is far to the homeowners in this cul-e-sac to add another 4-plex.

Sincerely

Bev Matoba

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What do we have to do here to "NOT" have a four plex beside us.  
This will lower our house values, we are not in favor of this at all. Normal house yes.  
Our house taxes are way too high now.

Please advise on both fronts here.  
Thanx Rick

As our society, especially our youth struggle in today's economy 4 plexes are the last units we want built in our neighbourhood. We all know they are Federally funded by the government with tax payers dollars. Giving money to corporate or city developers to build in communities or provinces they don't reside in. Leaving rental units without proper management or supervision to all the problems that come with them. As a home owner on 8st 4 ave we already struggle with the 5 rentals we already have due to: limited parking, street cleaning, garbage pick up and a lot of extra traffic which forces most of the home owners to enter and park from the alley.  
Change is inevitable but today's choices don't always reflect tomorrow!!! It can't be undone Sent from my iPhone

MA-108-24

Hello!

I'm Roy Fisher of 818-4AVE. Box 1081  
objecting to your Redevelopment Permit # 108-D-075  
for a 4 plex. I don't need a 5<sup>th</sup> 4 plex in our  
caldisite - There is no room for a 5<sup>th</sup> 4-plex as  
there is no room for vehicles to park in the  
~~back~~ back area. if more vehicles allowed to  
park on the street, it will be a PARKING AREA  
might more. This is a single home area.  
The 4 plex will not fit into Plan 77-1031 Block 2 lots 4

I object to this Thank you

Regarding development permit # TOB-D-07-24 application.

Please do NOT put another multi family building on our tiny little Cul De Sac.

We already have 5 here. Putting another one that close to the end will cause a parking and traffic problem. They would be better suited for a location that vehicles can exit the street from both directions.

As these tenants come and go we get some responsible and some not so responsible. Presently we have a good bunch but have experienced reckless, irresponsible behaviour from some transient sorts before.

I think 18 temporary households on one block is enough.

If its a matter of collecting tax revenue from the property perhaps you should allow the two adjacent properties to split the empty lot thereby getting some tax revenue and drastically improving both of those properties

Darrell A White  
Sent from my iPhone

When deciding on the application, the MPC must consider the following:

1. Does the proposed development meet the intent of the R1 land use district?
2. Is the development, as proposed, generally appropriate for the district and with appropriate conditions, be reasonably compatible with existing neighbouring uses?
3. Does the height variance unduly interfere with the amenities of the neighborhood or materially interfere with or affects the use, enjoyment, or value of neighboring properties?

### **MUNICIPAL PLANNING COMMISSION OPTIONS FOR CONSIDERATION:**

#### **OPTIONS:**

#1 - That the Municipal Planning Commission APPROVES development permit TOB-D-07-24 located on Plan 771 1039; Block 2; Lot 14 for a 4-Unit (Row House) dwelling in accordance with the development permit application received on May 1, 2024 with the following conditions:

#### **Variance**

1. That the maximum building height is varied from 8.5 m to 9.07 m.

#### **Conditions**

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on May 1, 2024.
  - a. Only 8 surface parking stalls are provided for within the application.
  - b. Each parking stall shall have a parking bumper.
  - c. The applicant shall enter into a Development Agreement with the Town to upgrade the municipal water and sanitary service to the property line. All costs shall be borne by the developer. Utility sizing requires an engineering design unless otherwise approved in writing by the Town.
2. Any changes to approved drawings or development matters 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. Underground utilities must be located prior to construction. Click Before You Dig.
5. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
6. Any open excavation must be securely fenced with public safety signage during construction.

7. A civic address must be posted on each unit.
8. The Town will supply a water meter for each unit, to be installed by the contractor to the satisfaction of the municipality.
9. Plan 771 1039, Block 2, Lot 14 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. This includes the maintenance of weeds and vegetation before, during, and after construction.
10. Construction materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.
11. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.
12. One onsite security trailer is permitted during construction. Washroom facilities must be provided onsite for the construction crews.
13. Construction equipment and crews shall not interfere with adjacent properties. This includes the parking of equipment.
14. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 - "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."
15. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

#2 - That the Municipal Planning Commission REFUSES the height variance from 8.5m to 9.073m on the development permit TOB-D-07-24 on Plan 771 1039; Block 2; Lot 14 for a 4-Plex (Row House) in accordance with the development permit received on May 1, 2024 thereby requiring a revised development plan.

#3 - That the Municipal Planning Commission REFUSES the development permit TOB-D-07-24 on Plan 771 1039; Block 2; Lot 14 for a 4-Plex (Row House) in accordance with the development permit received on May 1, 2024 due to its lack of suitability and increased density on 4<sup>th</sup> Avenue Close.

**RECOMMENDATION: Option 1**

That the Municipal Planning Commission APPROVES development permit TOB-D-07-24 located on Plan 771 1039; Block 2; Lot 14 for a 4-Unit (Row House) dwelling in accordance with the development permit application received on May 1, 2024 with the following conditions:



## Variance

1. That the maximum building height is varied from 8.5 m to 9.07 m.

## Conditions

2. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on May 1, 2024.
  - a. Only 8 surface parking stalls are provided for within the application.
  - b. Each parking stall shall have a parking bumper.
  - c. The applicant shall enter into a Development Agreement with the Town to upgrade the municipal water and sanitary service to the property line. All costs shall be borne by the developer. Utility sizing requires an engineering design unless otherwise approved in writing by the Town.
3. Any changes to approved drawings or development matters 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. Underground utilities must be located prior to construction. Click Before You Dig.
6. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
7. Any open excavation must be securely fenced with public safety signage during construction.
8. A civic address must be posted on each unit.
9. The Town will supply a water meter for each unit, to be installed by the contractor to the satisfaction of the municipality.
10. Plan 771 1039, Block 2, Lot 14 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. This includes the maintenance of weeds and vegetation before, during, and after construction.
11. Construction materials and debris shall be contained on the property. Loose material shall be weighted to prevent debris from blowing around. All garbage shall be picked-up daily onsite to ensure aesthetics and public safety. The contractor is permitted to have one dumpster onsite, dumped regularly to prevent nuisances.
12. Any damage to municipal property shall be repaired to the town standard at the cost of the developer.

13. One onsite security trailer is permitted during construction. Washroom facilities must be provided onsite for the construction crews.
14. Construction equipment and crews shall not interfere with adjacent properties. This includes the parking of equipment.
15. Noise shall be contained within hours set in the Town's Community Standards Bylaw 920/21 s. 4.3 - "No person shall cause or allow noise to emanate from a property they own or occupy that annoys or disturbs the peace of another person between the hours of 11:00 p.m. and 7:00 a.m."
16. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

**Prepared by:** Amanda Davis, CAO and Diane Horvath, Planner

**Attachments:**

1. Notice to Adjacent Landowners - May 6, 2024
2. Development Permit Application TOB-D-07-24



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

**Issued May 6, 2024**

Notice is hereby given that an application will be considered by the Development Authority for a Development Permit about the following:

|                                 |   |
|---------------------------------|---|
| <b>DEVELOPMENT APPLICATION:</b> | <b>Development Permit No. TOB-D-07-24</b><br><b>Application for: 4-Plex (Row House)</b> |
| <b>DISTRICTING:</b>             | <b>Residential (R1)</b>   |
| <b>CIVIC ADDRESS:</b>           | <b>826 – 4<sup>th</sup> Avenue, Bassano, AB T0J 0B0</b>                                 |
| <b>LEGAL DESCRIPTION:</b>       | <b>Plan 771 1039, Block 2, Lot 14</b>   |

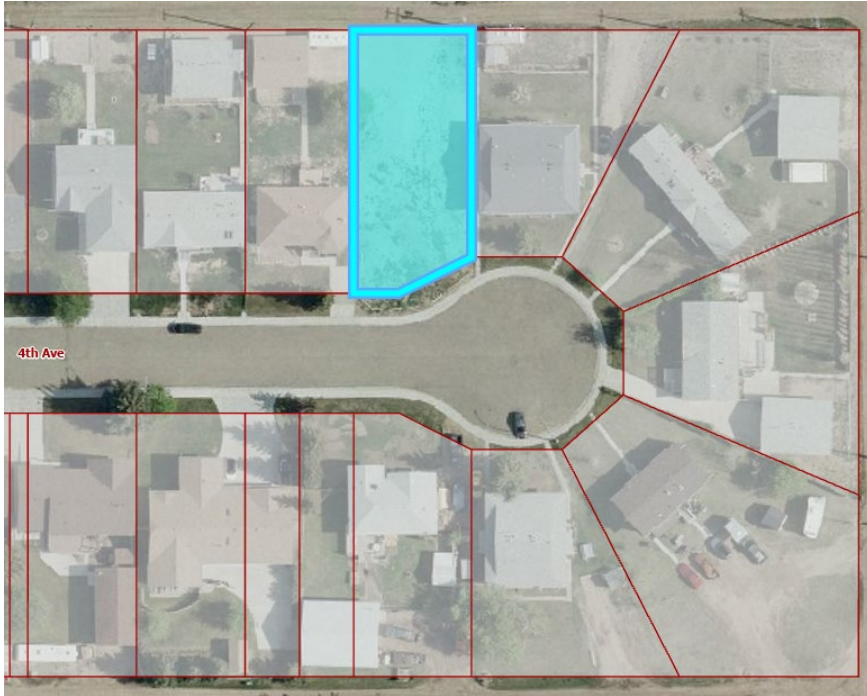
**Dear Sir or Madame:**

Pursuant to Section 35 of Land Use Bylaw No. 921/21 of the Town of Bassano, notice is hereby given that on **Monday May 13, 2024 at 12:00 p.m.**, the Development Authority will consider **Development Application No. TOB-D-07-24.**

The application under consideration is to provide a 4-Plex (Row House). A 4-Plex (Row House) is listed as a Development Officer Discretionary Use in the R1 district as outlined in the Land Use Bylaw. The development as proposed has limited changes to the area based on adjacent uses with higher density development. For this development, a height variance is being sought from the maximum allowable height of 8.5 meters to 9.073 meters to accommodate the architectural design (roof slope).

Persons requesting to be heard may submit comments to the Development Officer no later than Monday May 13, 2024 at 11:00 a.m. 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



PROPOSED VIEW



# TOWN OF BASSANO RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: Feb. 23. 2024

|                                       |                    |
|---------------------------------------|--------------------|
| Development Permit<br>Application No. | <b>TOB-D-07-24</b> |
|---------------------------------------|--------------------|

**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 approval has not been received within 40 days of the date the application is deemed complete, you have the right to 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: Sungsu Kang  
Mailing Address: [REDACTED]  
City: [REDACTED]  
Postal Code: [REDACTED]

Phone: [REDACTED]  
Phone (alternate): [REDACTED]  
Email: [REDACTED]

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

|                                       |  |                    |                            |
|---------------------------------------|--|--------------------|----------------------------|
| Name of Owner:                        | _____  | Phone:             | _____                      |
| Mailing Address:                      | _____  | Phone (alternate): | _____                      |
| City:                                 | _____  | Email:             | <u>nustin@dskdesign.ca</u> |
| Postal Code:                          | _____  |                    | _____                      |
| Applicant's interest in the property: | <input type="checkbox"/> Agent<br><input type="checkbox"/> Contractor<br><input type="checkbox"/> Tenant<br><input type="checkbox"/> Other _____ |                    |                            |

## PROPERTY INFORMATION

Municipal Address: 326 4 Avenue, Bassano. AB. Roll Number: 554000  
Legal Description: Lot(s) 14 Block 2 Plan 7711039  
Land Use District: Residebcial (R1)  
What is the existing use? Residebcial (R1) Vacant

## DEVELOPMENT INFORMATION

**This application is to:** (Check all that apply)

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

The dwelling is a:

- Single-unit dwelling
- 2 unit, 3 unit or 4 unit dwelling
- Manufactured home
- Moved-in dwelling
- Other \_\_\_\_\_

Alter/renovate the existing building

The renovation is a:

- Addition (if greater than 500 ft<sup>2</sup> see abandoned well information section)
- Deck(s) (if greater than 500 ft<sup>2</sup> see abandoned well information section)
- Other \_\_\_\_\_

Other \_\_\_\_\_

**Projected Construction Cost** \$600,00 – \$700,000 \_\_\_\_\_

**Anticipated Construction Start Date** April 2024 **Completion Date** December 2024

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

New Four-Plex home

## BUILDING REQUIREMENTS

|                                       | Principal Building                               |   | Office Use                          |   |                                  |
|---------------------------------------|--|---|-------------------------------------|---|----------------------------------|
| Parcel Size                           | 837.566  | <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft. | 9,000 sq'                           | <input type="checkbox"/> m <sup>2</sup> | <input type="checkbox"/> sq. ft. |
| Building Size                         | 263.881  | <input checked="" type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft. | 2,900 sq'                           | <input type="checkbox"/> m <sup>2</sup> | <input type="checkbox"/> sq. ft. |
| Height of Building                    | 7.637  | <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.                  | 29.76'                              | <input type="checkbox"/> m              | <input type="checkbox"/> ft.     |
| Proposed Setbacks from Property Lines |  |   |                                     |   |                                  |
| Front                                 | 6.423  | <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.                  | 25'                                 | <input type="checkbox"/> m              | <input type="checkbox"/> ft.     |
| Rear                                  | 12.950   | <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.                  |                                     | <input type="checkbox"/> m              | <input type="checkbox"/> ft.     |
| Side                                  | 1.517  | <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.                  | 5'                                  | <input type="checkbox"/> m              | <input type="checkbox"/> ft.     |
| Side                                  | 1.517  | <input checked="" type="checkbox"/> m <input type="checkbox"/> ft.                  | 5'                                  | <input type="checkbox"/> m              | <input type="checkbox"/> ft.     |
| Parcel Type:                          | <input checked="" type="checkbox"/> Interior Lot |   | <input type="checkbox"/> Corner Lot |   |                                  |

## WAIVERS

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



Yes



No

If yes, please specify: **Waiver to increase building height from 8.5m to 9.073 to accommodate architectural design.**

## 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 RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

## DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.



**Copy of Site Plan.** Site plan shall provide the following information:

(May be provided on a survey plan or a sketch on the following page)

- Legal Description and Municipal Address of Subject Property
- Scale, North Arrow & Land Use District
- Adjacent roadways & lanes
- Lot Dimensions, Lot Area, and Percentage of Lot Coverage for all structures
- Existing residence and/or any other buildings with dimensions of foundation and projections including decks (indicate using a solid line ———)
- Proposed residence and/or any other buildings with dimensions of foundation and projections including decks (indicate using a dashed line - - - - -)
- The proposed distances from the front, side, and rear property lines
- Location of Lot Access, Existing Sidewalk(s) and Curbs
- Location of Fire Hydrant, Street Light, Power/Telephone/Cable Pedestal(s) (if located within property frontage)
- Location of any Registered Utility Right of Ways or easements
- Number of off-street parking spaces



**Copy of Building Plans.** Plans shall be to scale and contain the following information:

- Scale and Dimensions of Exterior Walls and Interior Rooms
- Floor Plan of all living space proposed to be developed
- Building Elevations including Front, Sides, and Rear elevations, Building Height (From Finished Grade), Roofing Material, and Roof Pitch



**Map or additional information from the AER regarding location of abandoned wells.**



**If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.



Single Family

- Permitted Use - Application Fee of \$100.00 payable to the Town of Bassano is included.
- Discretionary Use or requesting a Waiver/Variance (s) - Application Fee of \$200.00 payable to the Town of Bassano is included.

Multi Family

- Permitted Use - Application Fee of \$200.00 payable to the Town of Bassano is included.
- Discretionary Use or requesting a Waiver/Variance (s) - Application Fee of \$300.00 payable to the Town of Bassano is included.

Additions/Renovations/Decks

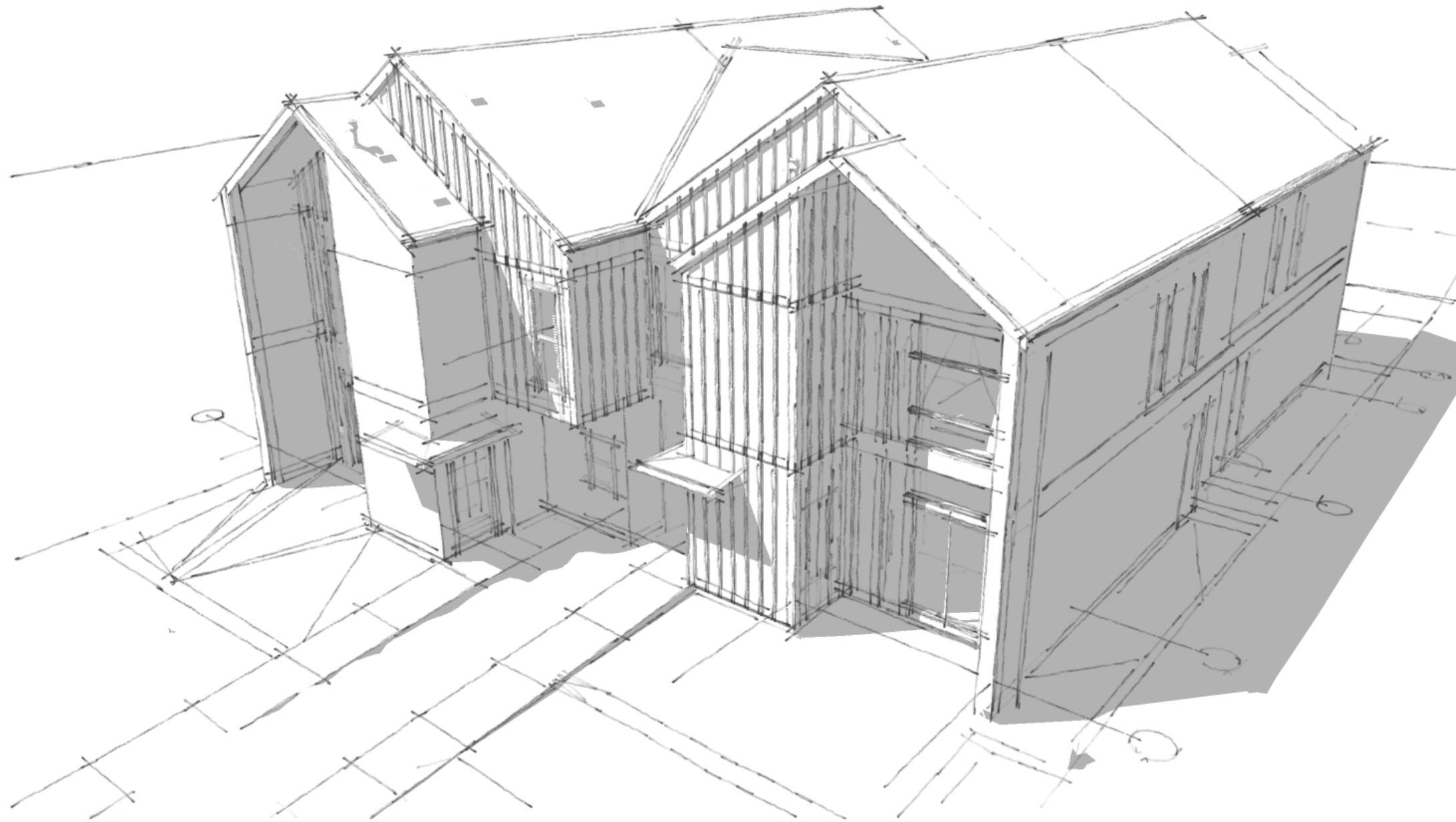
- Permitted Use - Application Fee of \$50.00 payable to the Town of Bassano is included.
- Discretionary Use or requesting a Waiver/Variance (s) - Application Fee of \$150.00 payable to the Town of Bassano is included.

Secondary Suits

- Permitted Use - Application Fee of \$100.00 payable to the Town of Bassano is included.
- Discretionary Use or requesting a Waiver/Variance (s) - Application Fee of \$200.00 payable to the Town of Bassano is included.

# BASSANO FOUR-PLEX D1 PROJECT

826 4 Avenue, Bassano.AB.



Project

**BASSANO  
FOUR-PLEX D1**

Address

826 4 Avenue,  
Bassano.AB.

Client



Construction

**FARNE  
CONSTRUCTION**

Drawing By

DK

ISSUED FOR

**DEVELOPMENT  
PERMIT**

Date FEB19 2024

ISSUES

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 0   | 2024.02.19 | IFA         |
| 1   | 2024.04.23 | IFA         |
| 2   | 2024.05.01 | IFA         |

DRAWING BY: DK  
PRINT SIZE: 11X17

Scale

Title

**COVER**

Page

**A-0.0**

## DRAWING LIST

A-0.0 COVER

A-1.0 PROJECT INFORMATION

A-1.1 SITE PLAN

A-1.2 UTILITY CONNECTION/TIE-IN-MAIN FLOOR

A-1.3 UTILITY CONNECTION/TIE-IN-SECOND FLOOR

A-1.4 FOUNDATION PLAN

A-1.5 LANDSCAPE

A-1.6 WALL TYPE

A-2.0 MAIN FLOOR PLAN

A-2.1 TYPICAL MAIN FLOOR EXTERIOR WALL PLAN

A-2.2 TYPICAL MAIN FLOOR INTERIOR WALL PLAN

A-3.0 SECOND FLOOR PLAN

A-3.1 TYPICAL SECOND FLOOR EXTERIOR WALL PLAN

A-3.2 TYPICAL SECOND FLOOR INTERIOR WALL PLAN

A-4.0 ELEVATION(SOUTH, NORTH)

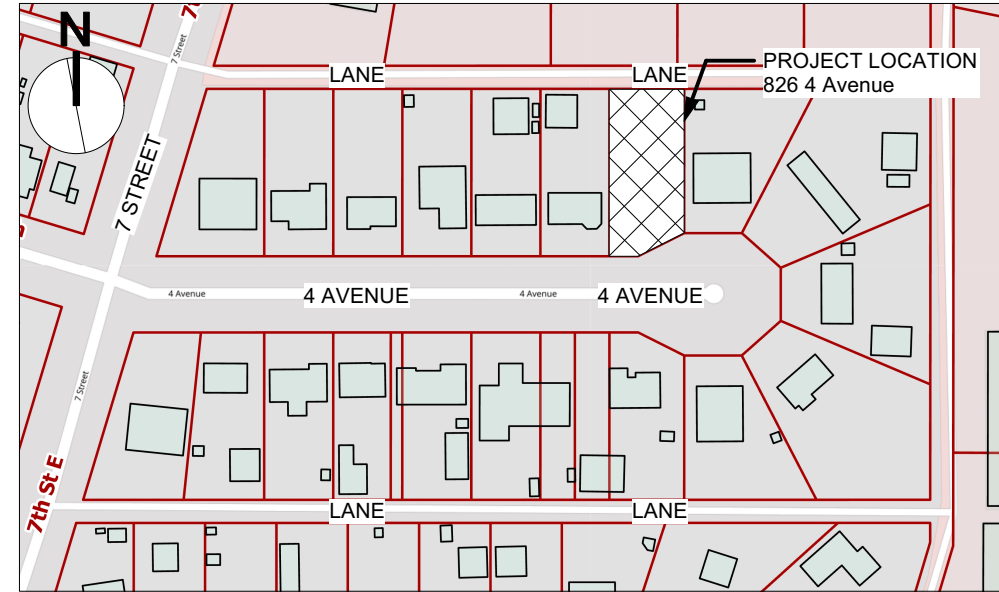
A-4.1 ELEVATION(EAST, WEST)

**EXISTING VIEW**

Note 1 - Unit 1, Front Setback must be 7.6 m from face to property line.  
 Note 2 - Parking - no garage provided on site plan, 8 parking stalls is acceptable. Only off street parking is allocated for the development.



**PROPOSED VIEW**



**LOCATION MAP**  
 Scale: NONE

**SITE DATA**

|                     |                             |
|---------------------|-----------------------------|
| Legal Description   | PLAN 7711039 BLOCK 2 LOT 14 |
| Municipal Address   | 826 4 Avenue, Bassano, AB   |
| Roll Number         | 554000                      |
| Type of Development | Rowhouse (4-Plex)           |
| Land Use District   | Residencial(R1)             |
| Lot Dimension       | W 19,82m x L 44.17m         |
| Lot Area(a)         | 837.566 m <sup>2</sup>      |
| Building Area(b)    | 263.881 m <sup>2</sup>      |
| Storeys             | 2 Storeys                   |
| Parking             | 8 Parking                   |

**FLOOR AREA**

|              | Unit 1                 | Unit 2                 | Unit 3                 | Unit 4                 |
|--------------|------------------------|------------------------|------------------------|------------------------|
| Main Floor   | 66.015 m <sup>2</sup>  | 68.871 m <sup>2</sup>  | 66.015 m <sup>2</sup>  | 68.871 m <sup>2</sup>  |
| Second Floor | 68.871 m <sup>2</sup>  | 68.726 m <sup>2</sup>  | 68.871 m <sup>2</sup>  | 68.726 m <sup>2</sup>  |
| Total        | 134.887 m <sup>2</sup> | 134.651 m <sup>2</sup> | 134.887 m <sup>2</sup> | 134.651 m <sup>2</sup> |
|              | 539.076 m <sup>2</sup> |                        |                        |                        |

**LAND USE BYLAW CHECK**

|                      | Allowable                              | Proposed                     |
|----------------------|--|------------------------------|
| Min.Setback          | Front                                  | 7.6 m                        |
|                      | Secnd.Front                            | 3.8 m                        |
|                      | Side                                   | 1.5 m                        |
|                      | Rear                                   | 4.5 m                        |
| Max. Building Height | 8.5m                                   | 9.073 m                      |
| Max. Site Coverage   | Max.45% of Lot Area                    | {{(b)/(a)}}*100= 31:51%      |
| Parking              | 1.5 Per unit+2 visitor = 8             | 4Grage+2Parking+2Visitor=8   |
| Hard Surfaced Area   | 25% of Lot Area= 209.391m <sup>2</sup> | 21.11%=176.798m <sup>2</sup> |

Project

**BASSANO  
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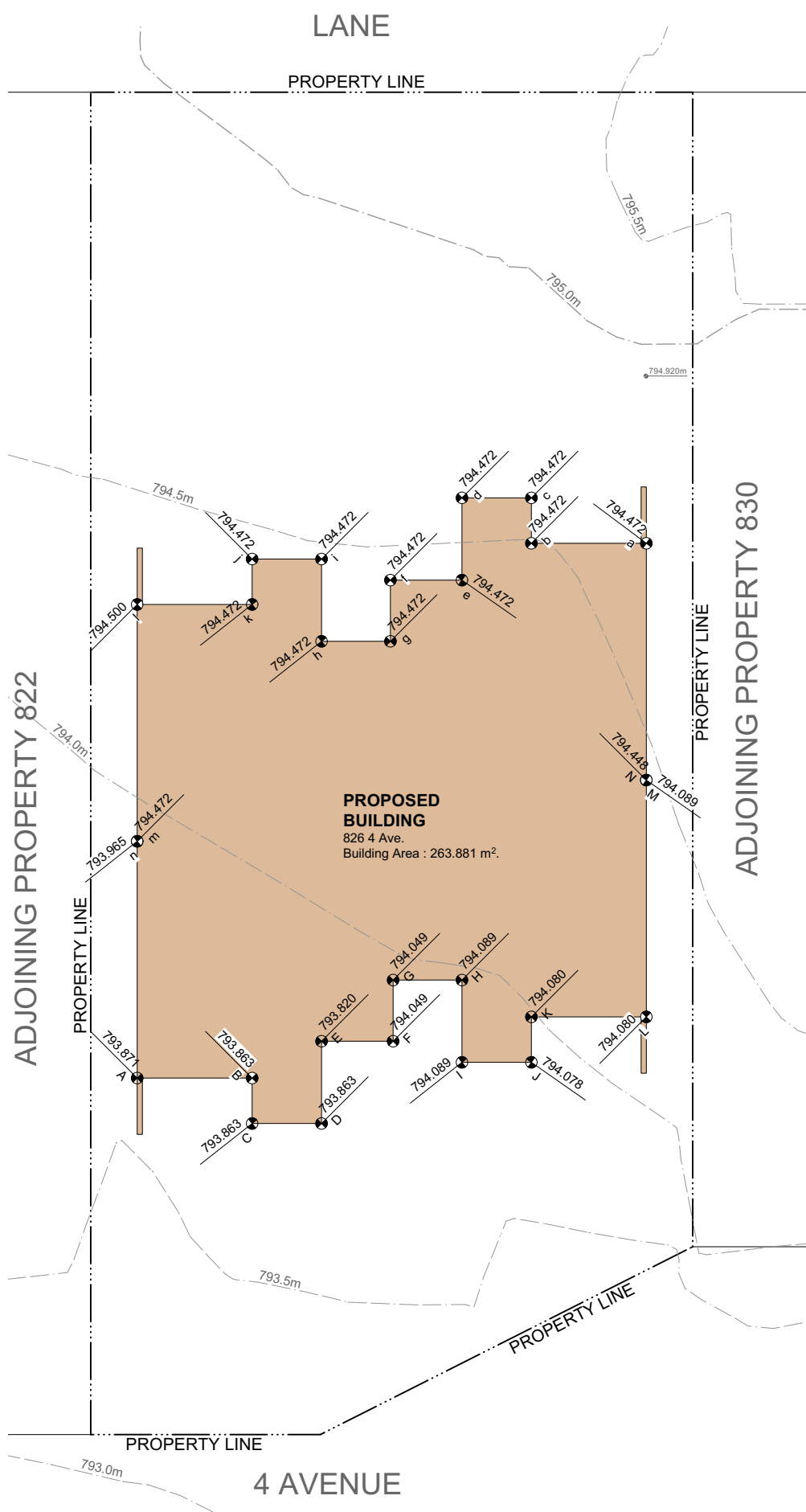
Scale

Title

**PROJECT  
 INFORMATION**

Page

**A-1.0**



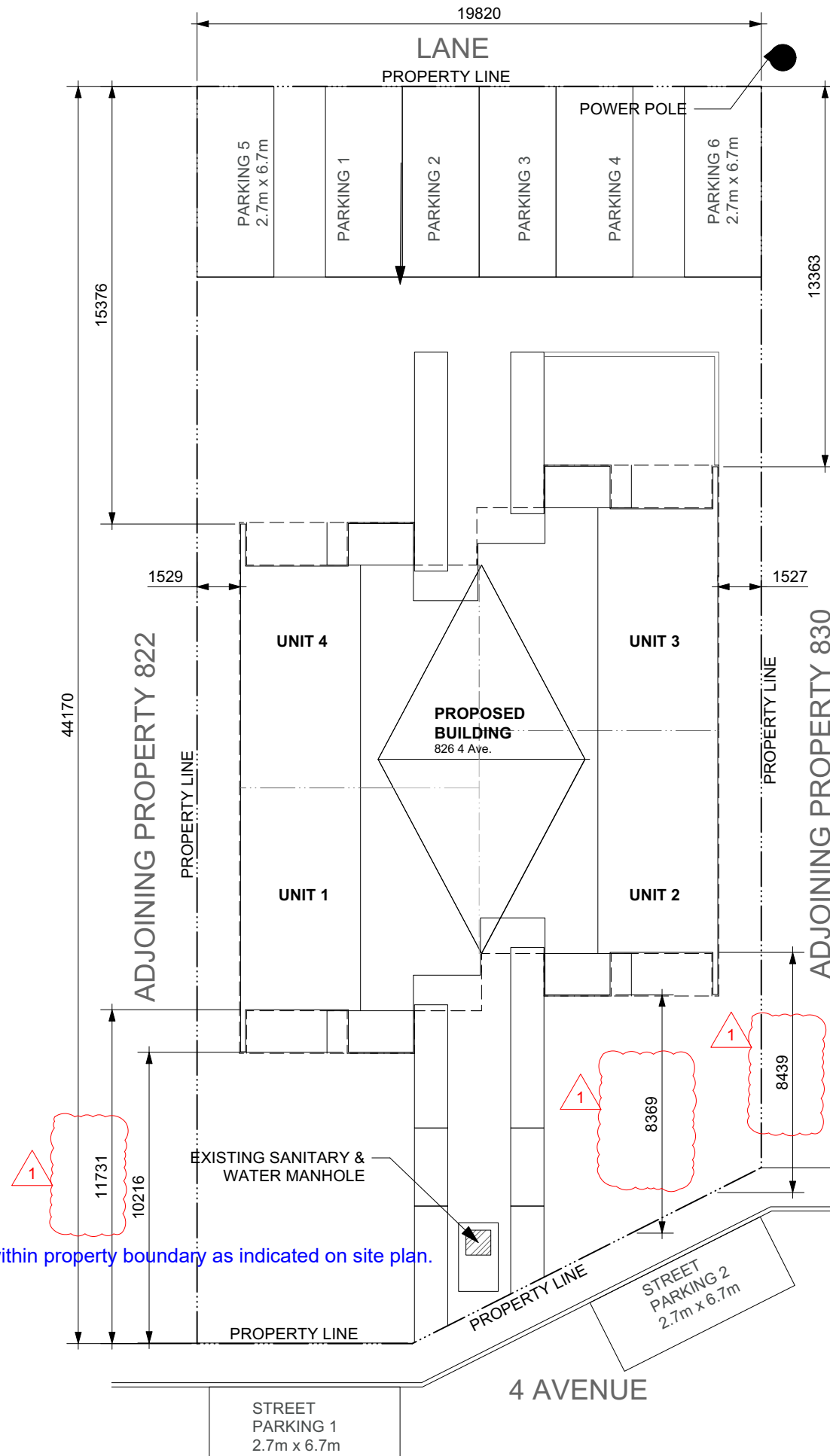
**GRADE ELEVATION**

Scale: 1:200

**AVERAGE GRADE CALCULATIONS**

(Unit : m)

| POINT              | ELEVATION | AVERAGE OF POINT | DISITANCE(a) | TOTAL(b)  |
|--------------------|-----------|------------------|--------------|-----------|
| A                  | 793.871   | A+B/2=793.867    | 3.785        | 3004.787  |
| B                  | 793.863   | B+C/2=793.863    | 1.495        | 1186.825  |
| C                  | 793.863   | C+D/2=793.863    | 2.286        | 1814.771  |
| D                  | 793.863   | D+E/2=793.842    | 2.707        | 2148.929  |
| E                  | 793.820   | E+F/2=793.935    | 2.356        | 1870.510  |
| F                  | 794.409   | F+G/2=794.049    | 2.013        | 1599.421  |
| G                  | 794.409   | G+H/2=794.069    | 2.267        | 1800.154  |
| H                  | 794.089   | H+I/2=794.089    | 2.707        | 2149.599  |
| I                  | 794.089   | I+J/2=794.089    | 2.286        | 1815.275  |
| J                  | 794.078   | J+K/2=794.079    | 1.495        | 1187.148  |
| K                  | 794.080   | K+L/2=794.080    | 3.785        | 3005.593  |
| L                  | 794.080   | L+M/2=794.080    | 7.792        | 6187.471  |
| M                  | 794.089   | M+N/2=794.264    | 0.000        | 0.000     |
| N                  | 794.448   | N+a/2=794.460    | 7.792        | 6190.432  |
| a                  | 794.472   | a+b/2=794.472    | 3.785        | 3007.077  |
| b                  | 794.472   | b+c/2=794.472    | 1.495        | 1187.736  |
| c                  | 794.472   | c+d/2=794.472    | 2.286        | 1816.163  |
| d                  | 794.472   | d+e/2=794.472    | 2.707        | 2150.636  |
| e                  | 794.472   | e+f/2=794.472    | 2.356        | 1871.776  |
| f                  | 794.472   | f+g/2=794.472    | 2.013        | 1599.272  |
| g                  | 794.472   | g+h/2=794.472    | 2.267        | 1801.068  |
| h                  | 794.472   | h+i/2=794.472    | 2.707        | 2150.636  |
| i                  | 794.472   | i+j/2=794.472    | 2.286        | 1816.163  |
| j                  | 794.472   | j+k/2=794.472    | 1.495        | 1187.736  |
| k                  | 794.472   | k+l/2=794.486    | 3.785        | 3007.130  |
| l                  | 794.500   | l+m/2=794.486    | 7.792        | 6190.635  |
| m                  | 794.472   | m+n/2=794.220    | 0.000        | 0.000     |
| n                  | 793.968   | n+A/2=793.968    | 7.792        | 6186.221  |
| SUMMATION(a),(b)   |           |                  | 85.532       | 67932.161 |
| AVERAGE GRADE(b/a) |           |                  |              | 794.231   |



**PROPOSED SITE PLAN**

Scale: 1:200

Project  
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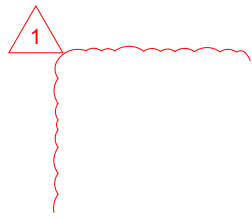
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Scale **1:200**

Title  
**SITE PLAN**

Page  
**A-1.1**



**LEGEND**

|  |                         |  |                     |
|--|-------------------------|--|---------------------|
|  | Rain Water Leader       |  | Water Meter         |
|  | Unit Sanitary           |  | Gas Meter           |
|  | Drain                   |  | Drain Pipe          |
|  | Ø1 1/2" Drain Pipe      |  | Sanitary Sewer Pipe |
|  | Ø3" Drain Pipe          |  | Rain Water Leader   |
|  | Ø3" Sanitary Sewer Pipe |  | Air Vent            |
|  | Ø4" Sanitary Sewer Pipe |  | Clean-Out           |
|  | Ø4" Drain Pipe          |  | Connection          |
|  | Ø5" Sanitary Sewer Pipe |  | Man-Hole            |
|  | Ø6" Sanitary Sewer Pipe |  |                     |

Project

**BASSANO  
FOUR-PLEX D1**

Address

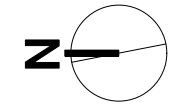
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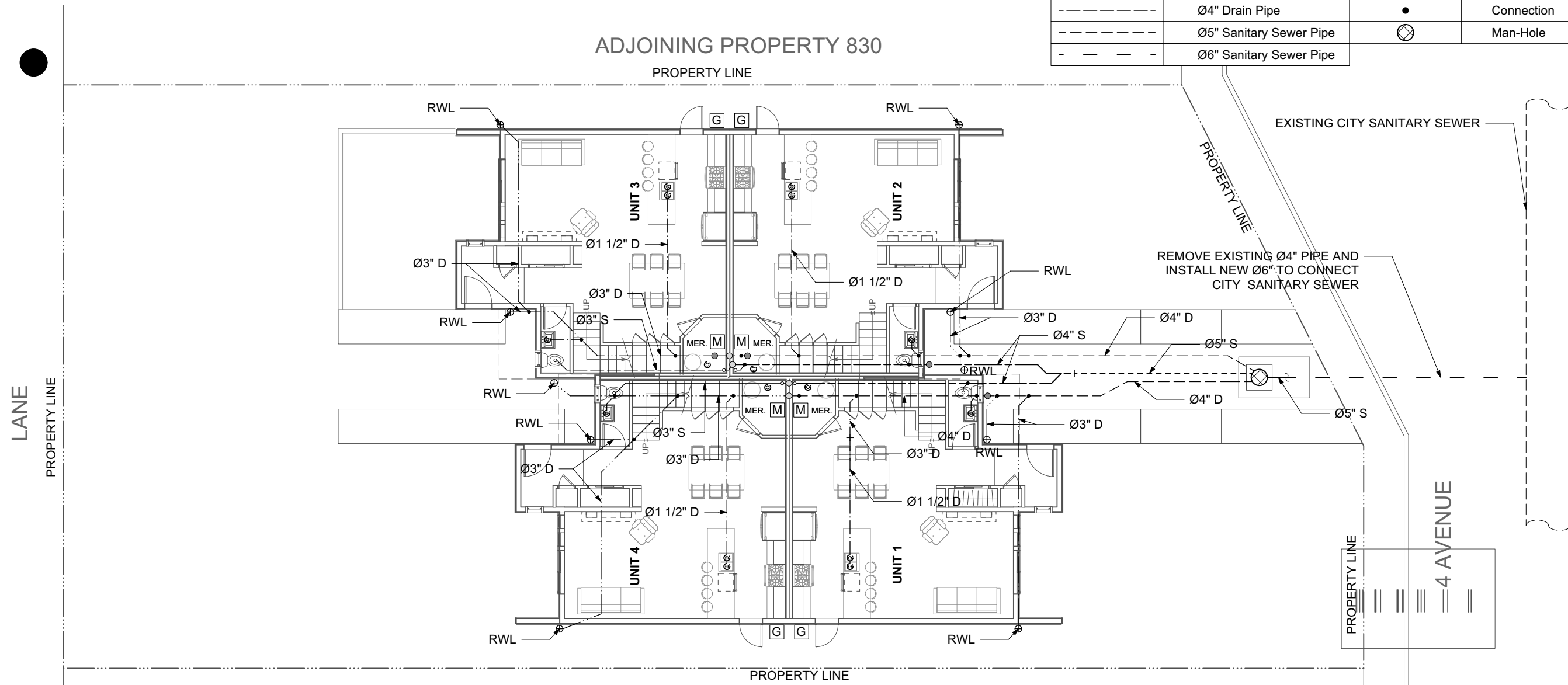
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Title

**UTILITY  
CONNECTION/TIE-IN  
PLAN**

Page

**A-1.2**

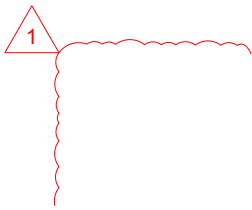


**UTILITY CONNECTION/TIE-IN PLAN-MAIN FLOOR**

Scale: 1:150

**GENERAL NOTES**

- ALL Ø5" & Ø6" SEWER & STORM PIPES ARE AT A MINIMUM 0.75% SLOPE, ALL Ø3" AND Ø4" SEWER & STORM PIPES ARE AT A MINIMUM 1% SLOPE, AND ALL Ø2 1/2" AND UNDER ARE AT A MINIMUM 2% SLOPE UNLESS OTHERWISE INDICATED.
- WATER PIPE SIZES ARE BASED ON NUMBER OF FIXTURE UNITS USING THE AVERAGE PRESSURE LOSS METHOD (TABLE A-2.6.3.1(2)F).
  - MATERIAL: PEX, AQUATHERM OR AQUARISE PIPE. WATER VELOCITY 2.4 M/S.
- INSTALL SHOCK ABSORBERS WHERE REQUIRED. (TOP OF RISERS, DISHWASHERS, WASHING MACHINES, ETC).
- RAINFALL INTENSITY OF 9 MM/15 MINS USED FOR STORM WATER HYDRAULIC LOAD CALCULATIONS.
- INSTALL TRAP PRIMERS WHERE REQUIRED.



**LEGEND**

|  |                         |
|--|-------------------------|
|  | Rain Water Leader       |
|  | Unit Sanitary           |
|  | Drain                   |
|  | Ø1 1/2" Drain Pipe      |
|  | Ø3" Drain Pipe          |
|  | Ø3" Sanitary Sewer Pipe |
|  | Ø4" Sanitary Sewer Pipe |
|  | Ø4" Drain Pipe          |
|  | Ø5" Sanitary Sewer Pipe |
|  | Ø6" Sanitary Sewer Pipe |
|  | Water Meter             |
|  | Gas Meter               |
|  | Drain Pipe              |
|  | Sanitary Sewer Pipe     |
|  | Rain Water Leader       |
|  | Air Vent                |
|  | Clean-Out               |
|  | Connection              |
|  | Man-Hole                |

Project

**BASSANO  
FOUR-PLEX D1**

Address

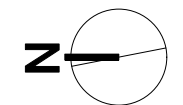
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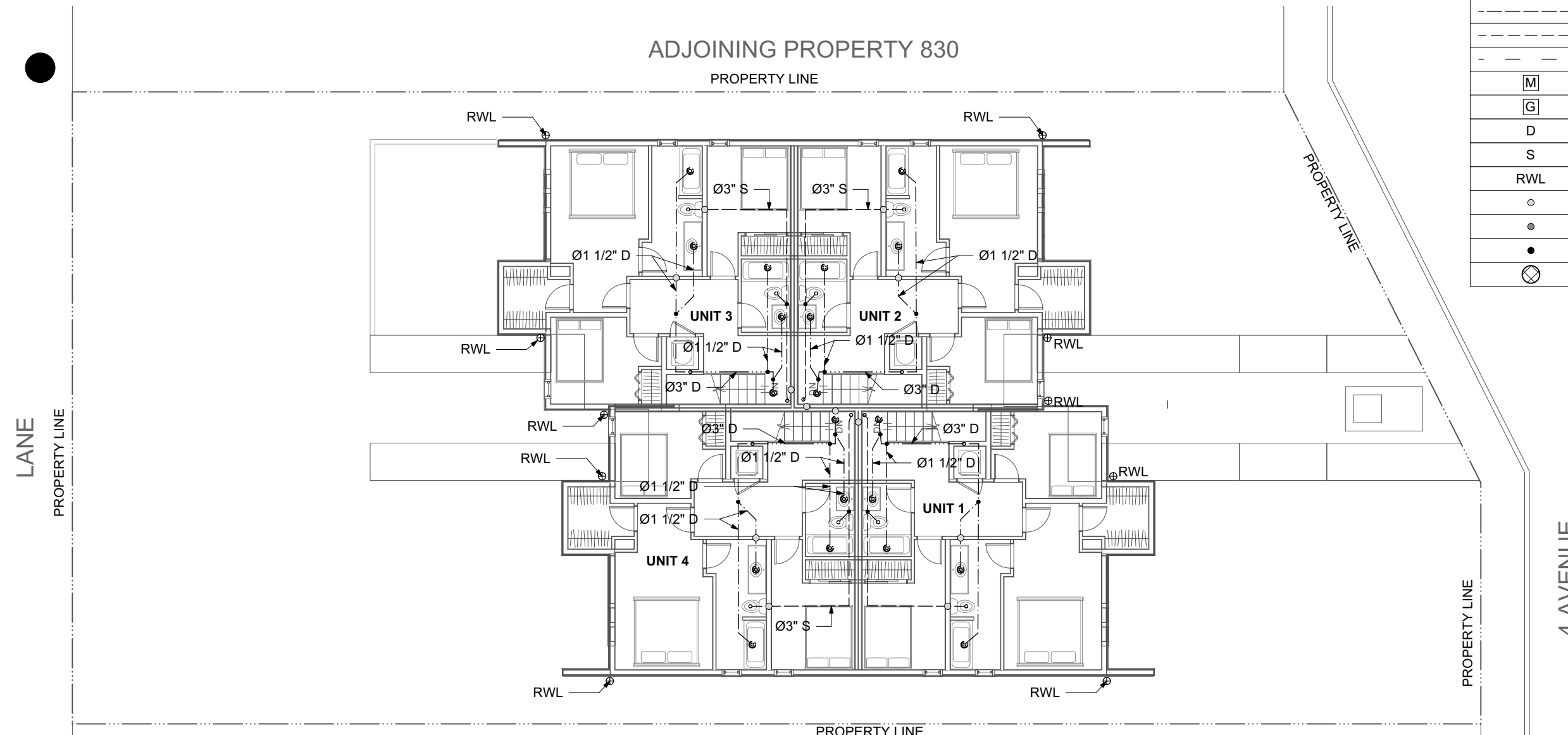
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Title

**UTILITY  
CONNECTION/TIE-IN  
PLAN**

Page

**A-1.2**

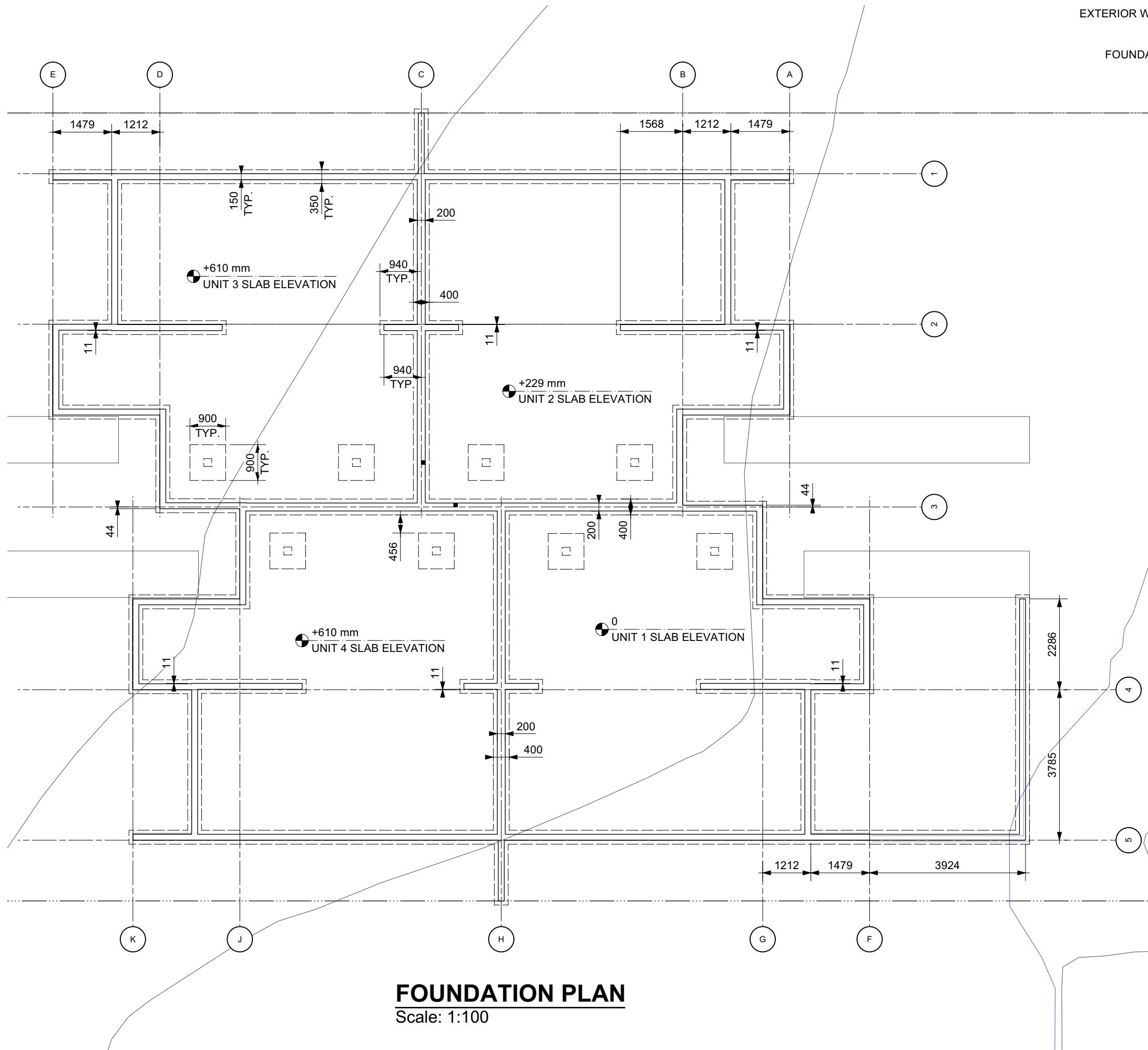


**UTILITY CONNECTION/TIE-IN PLAN-SECOND FLOOR**

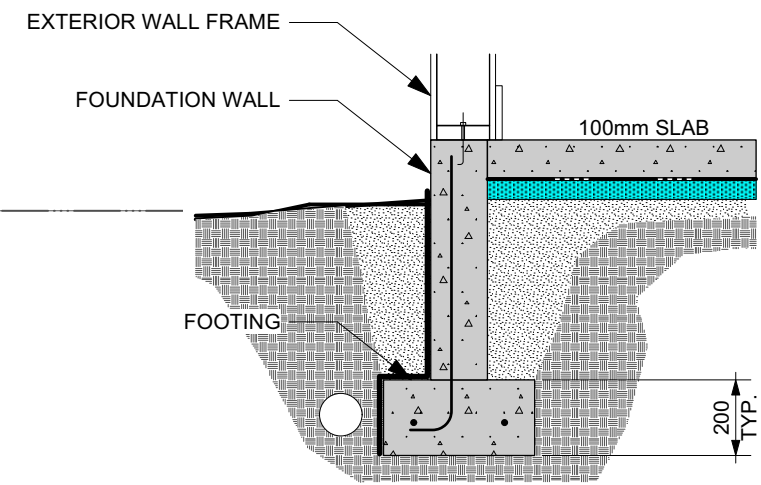
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**GENERAL NOTES**

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- WATER PIPE SIZES ARE BASED ON NUMBER OF FIXTURE UNITS USING THE AVERAGE PRESSURE LOSS METHOD (TABLE A-2.6.3.1(2)F).
  - MATERIAL: PEX, AQUATHERM OR AQUARISE PIPE. WATER VELOCITY 2.4 M/S.
- INSTALL SHOCK ABSORBERS WHERE REQUIRED. (TOP OF RISERS, DISHWASHERS, WASHING MACHINES, ETC).
- RAINFALL INTENSITY OF 9 MM/15 MINS USED FOR STORM WATER HYDRAULIC LOAD CALCULATIONS.
- INSTALL TRAP PRIMERS WHERE REQUIRED.



**FOUNDATION PLAN**  
Scale: 1:100



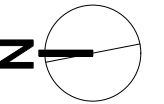
**TYPICAL SECTION**  
Scale: 1:20

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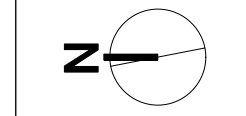
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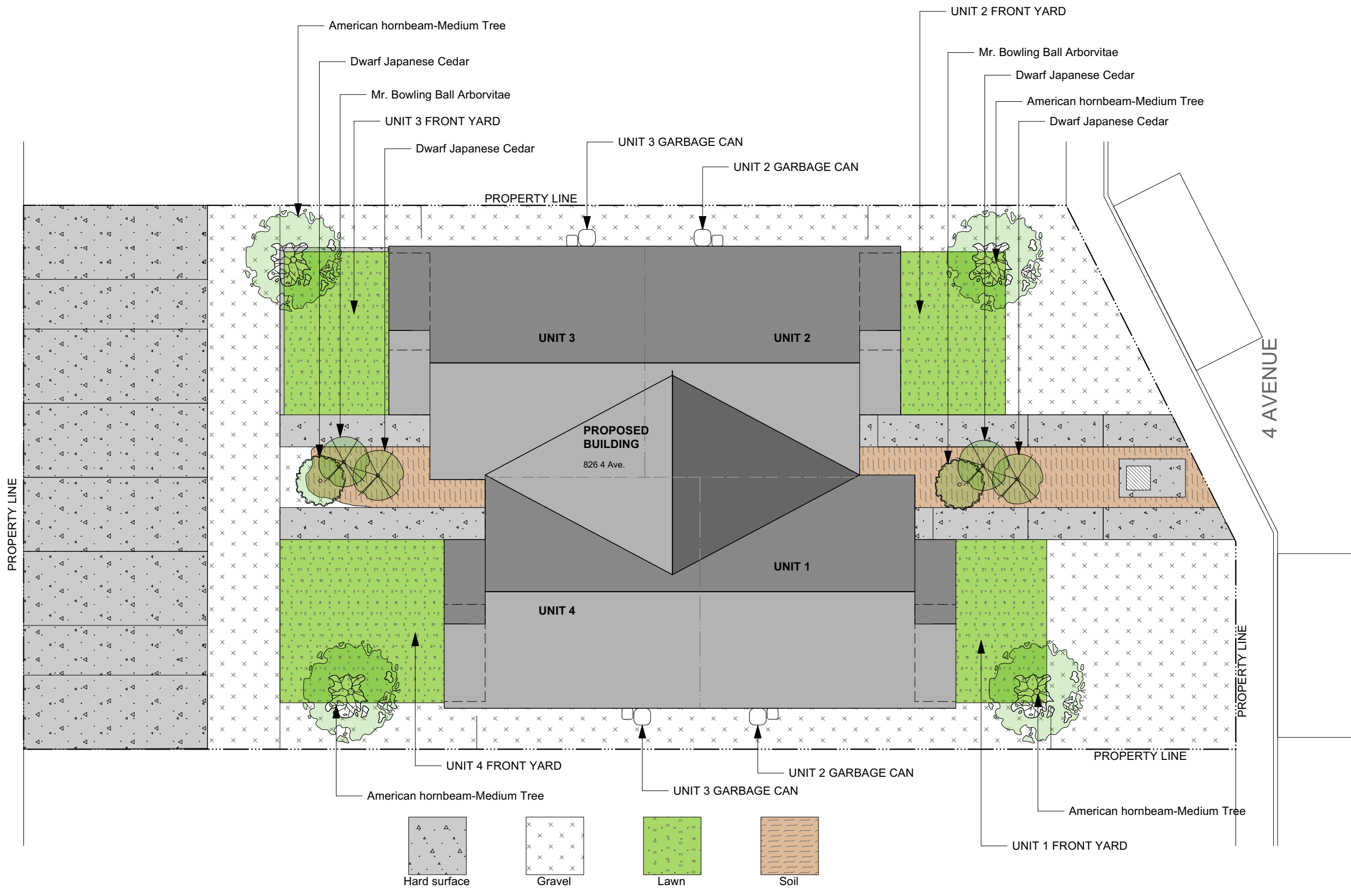
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Title  
**FOUNDATION  
PLAN**

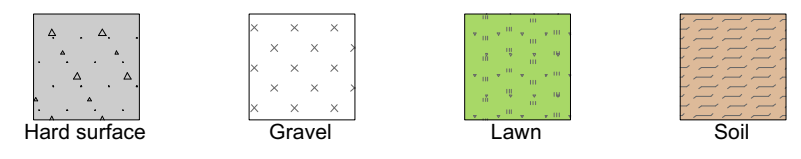
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**A-1.4**



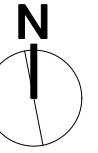
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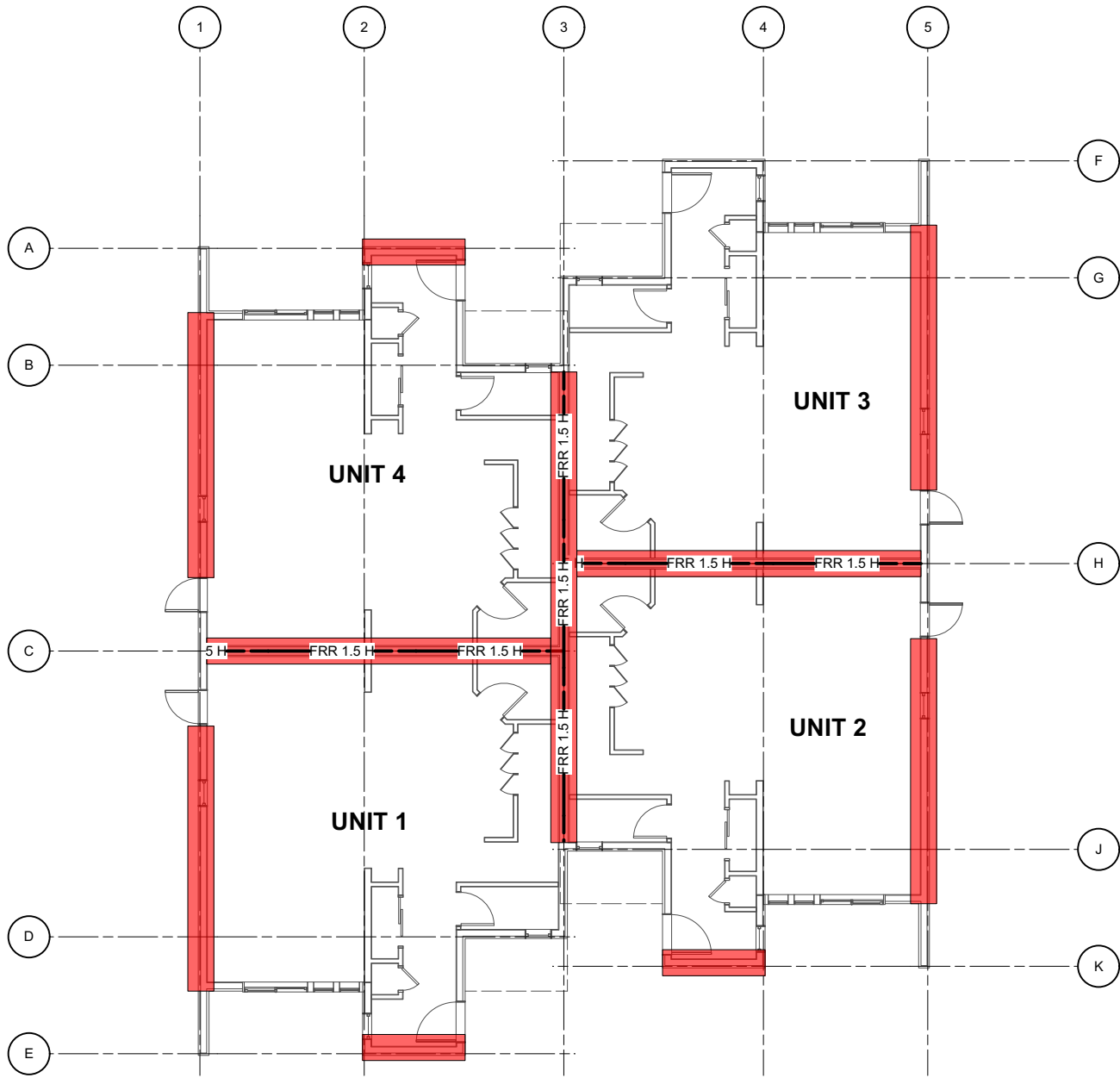
**LANDSCAPE PLAN**  
Scale: 1:150



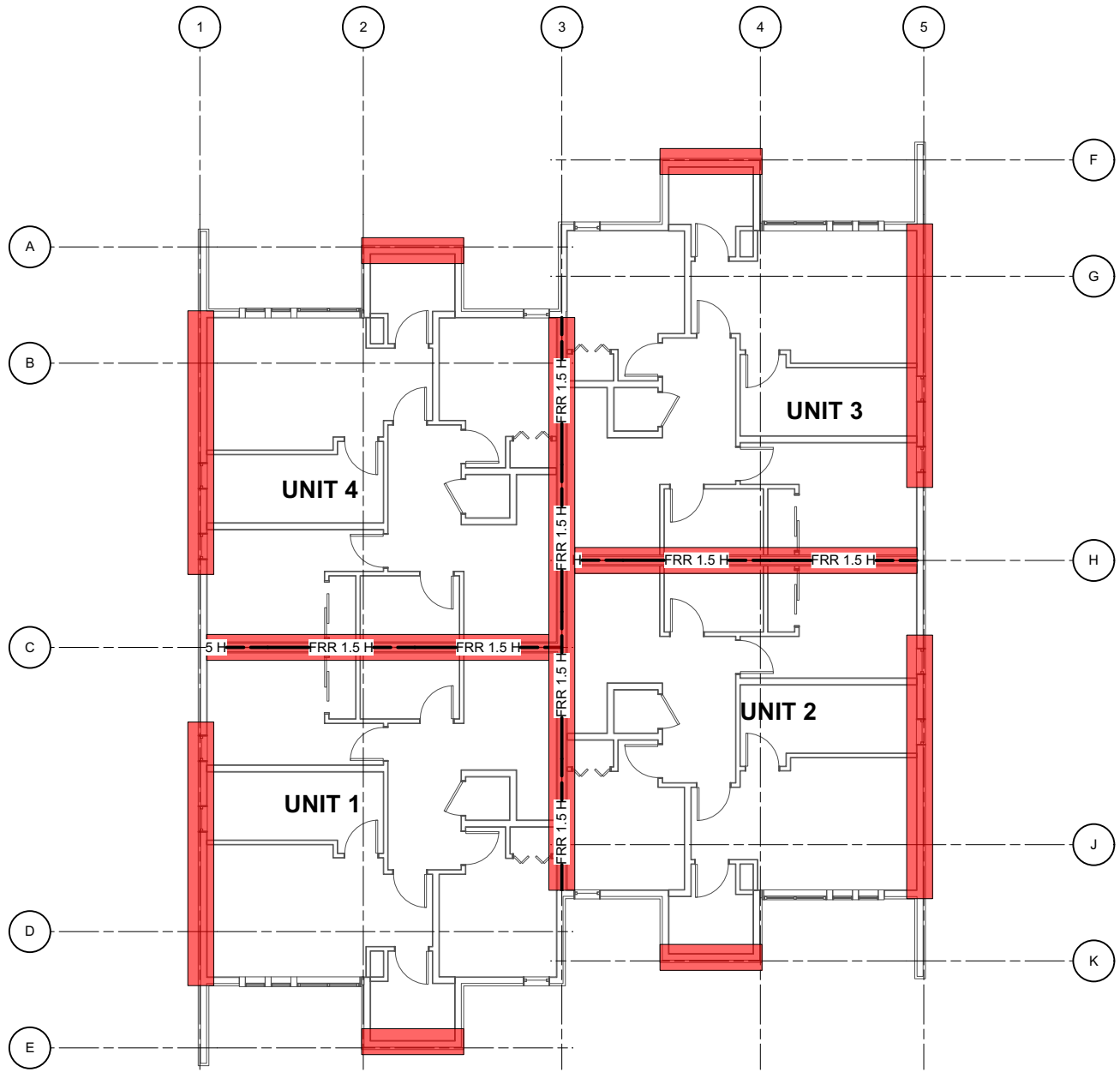





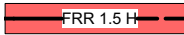
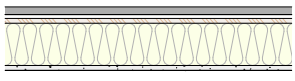
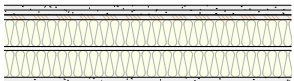
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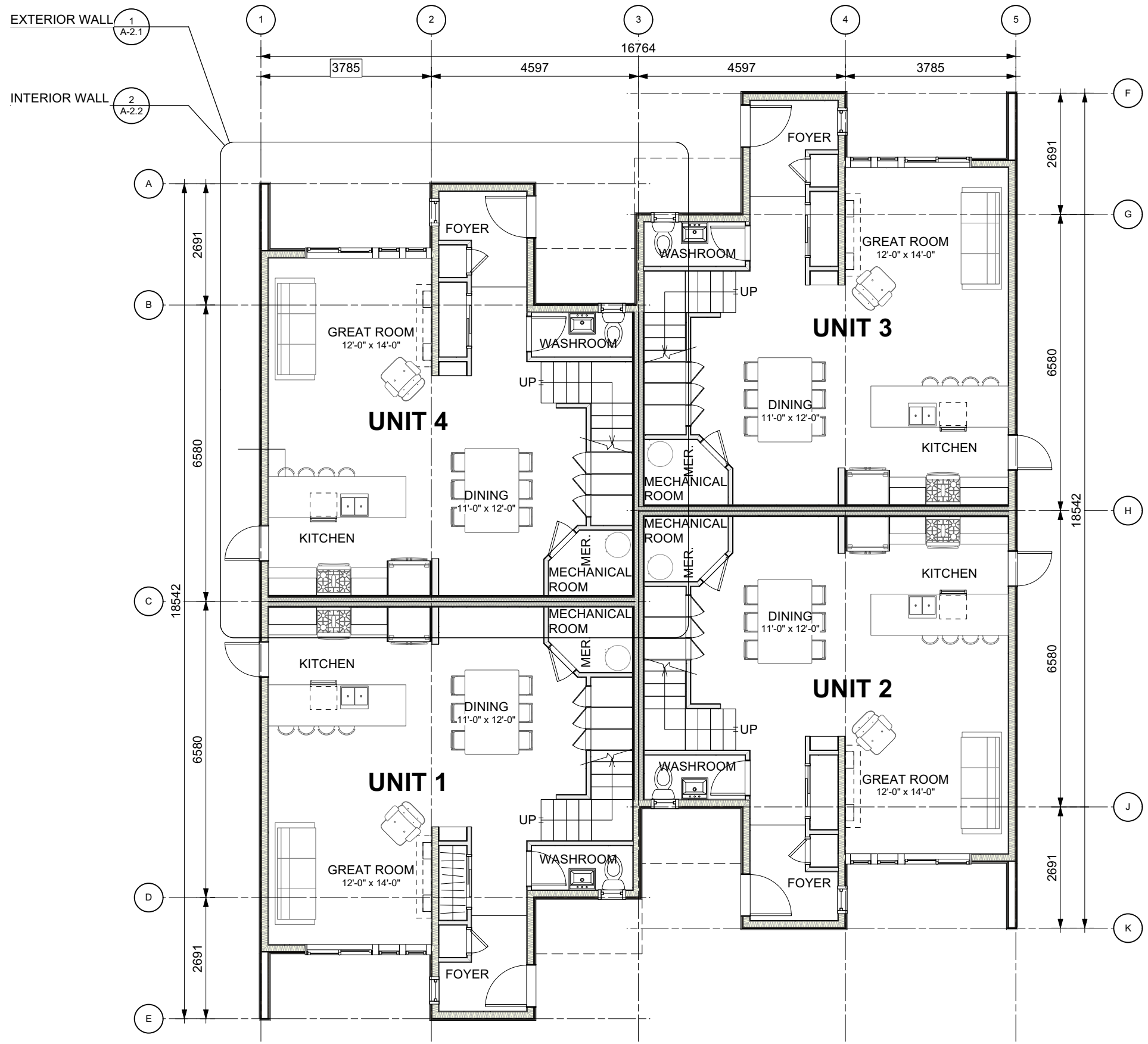


**MAIN FLOOR PLAN**  
Scale: 1:150



**SECOND FLOOR PLAN**  
Scale: 1:150

|   |  |
|---|--|
| LOADBEARING WALL  | 1.5H FIRE SEPERATION & LOADBEARING   |
|  |                   |
|  |                   |
| -Cladding<br>-5/8" Sheathing<br>-2x6 Stud with Insulation<br>-5/8" Gypsume Board      | -2 x 5/8" Gypsume Board<br>-5/8" Sheathing<br>-2 x 2x4 Stud with Insulation<br>-2 x 5/8" Gypsume Board |



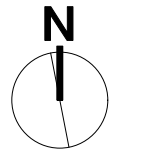
**MAIN FLOOR PLAN**  
Scale: 1:100

Project  
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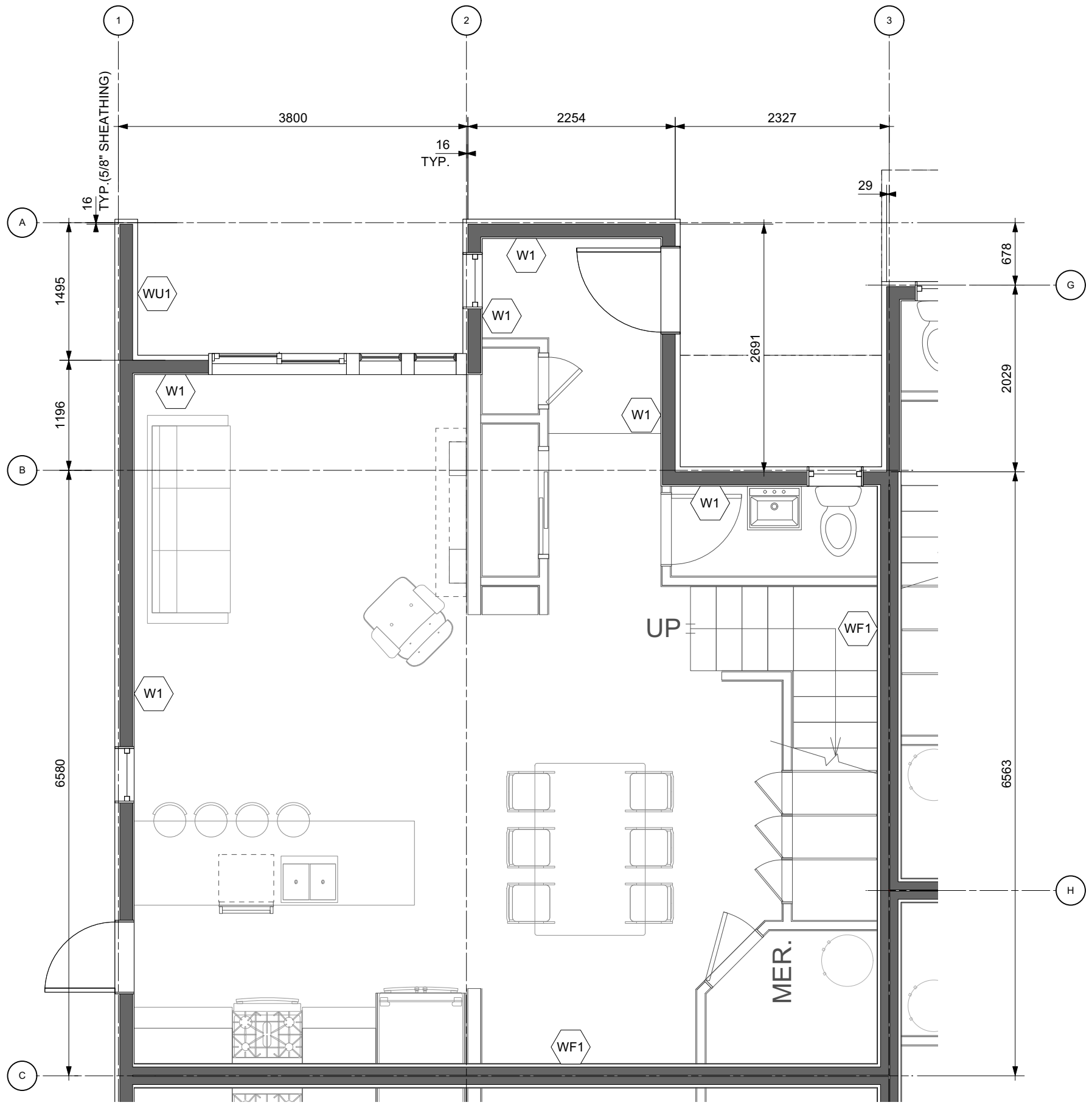
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Scale **1:100**

Title  
**MAIN FLOOR  
PLAN**

Page  
**A-2.0**



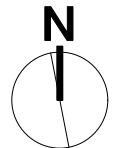
**1** TYPICAL MAIN FLOOR EXTERIOR WALL PLAN  
Scale: 1:50

Project  
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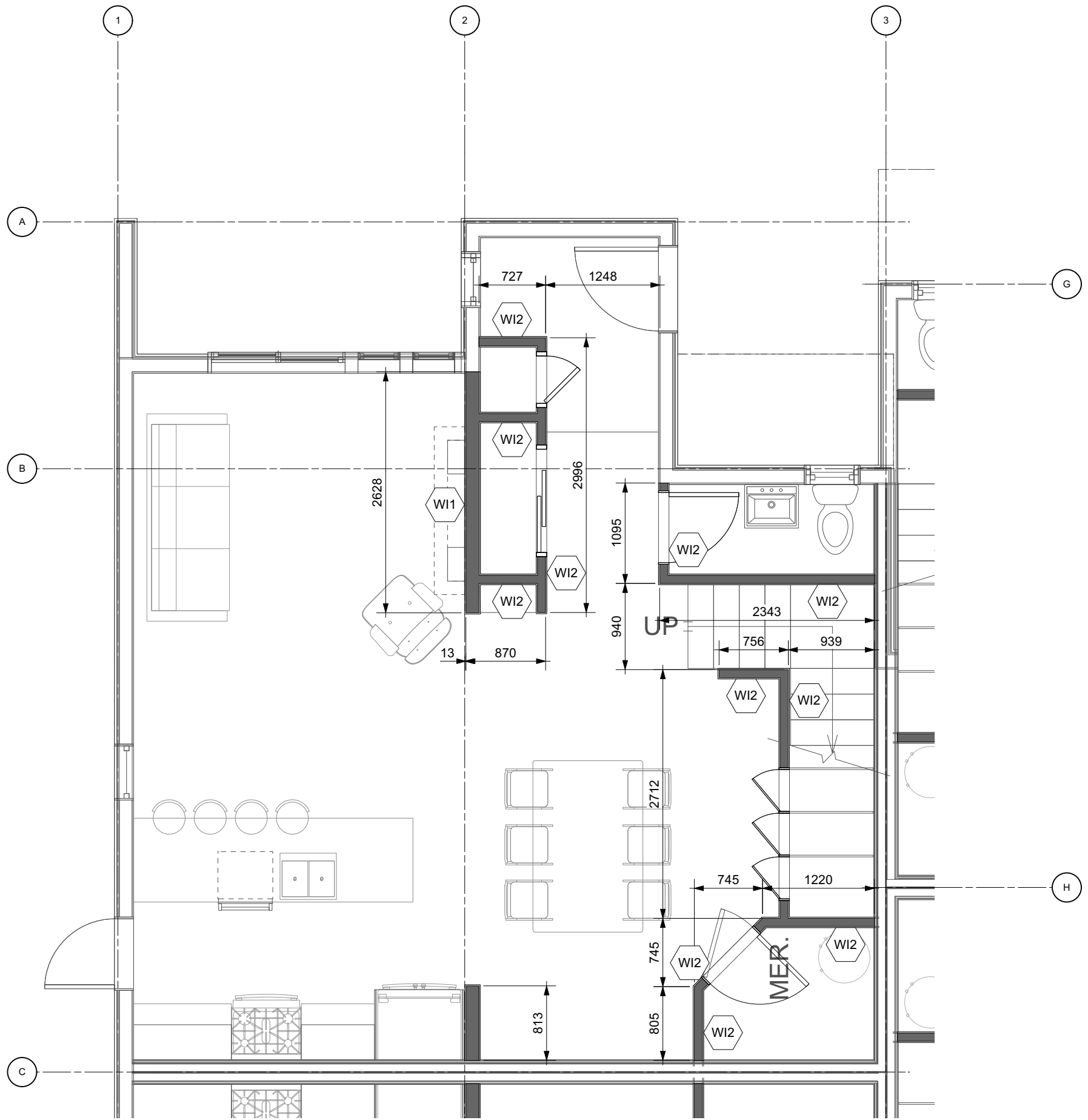
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PRINT SIZE: 11X17

Scale **1:50**

Title  
**MAIN FLOOR  
EXTERIOR WALL  
PLAN**

Page  
**A-2.1**



**2** TYPICAL MAIN FLOOR INTERIOR WALL PLAN  
Scale: 1:50

Project

**BASSANO  
FOUR-PLEX D1**

Address

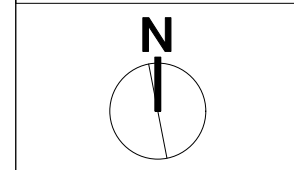
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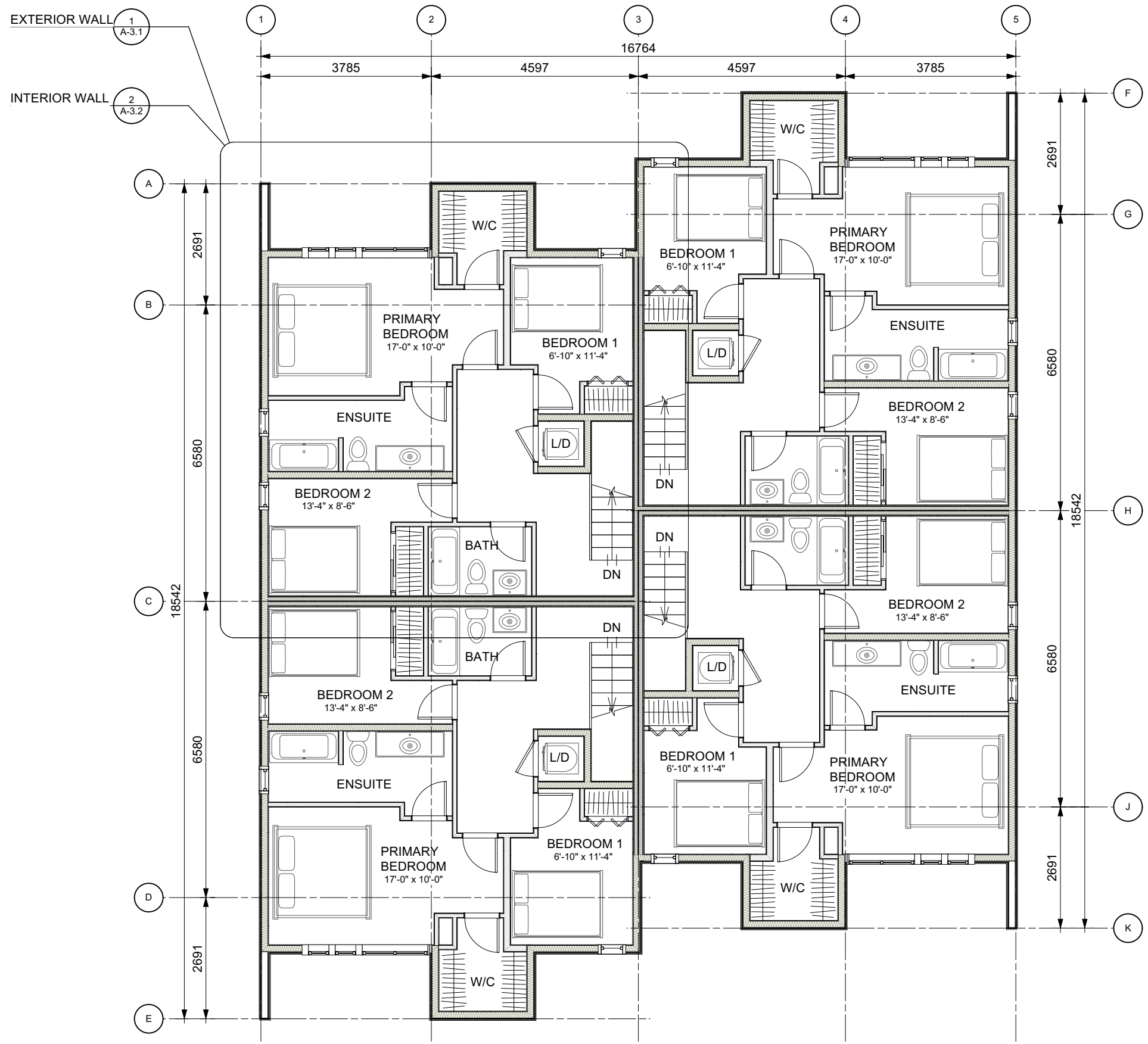
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Title

**MAIN FLOOR  
INTERIOR WALL  
PLAN**

Page

**A-2.2**



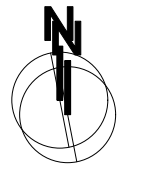
**SECOND FLOOR PLAN**  
Scale: 1:100

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Drawing By  
DK

ISSUED FOR  
**DEVELOPMENT  
PERMIT**

Date FEB19 2024

ISSUES

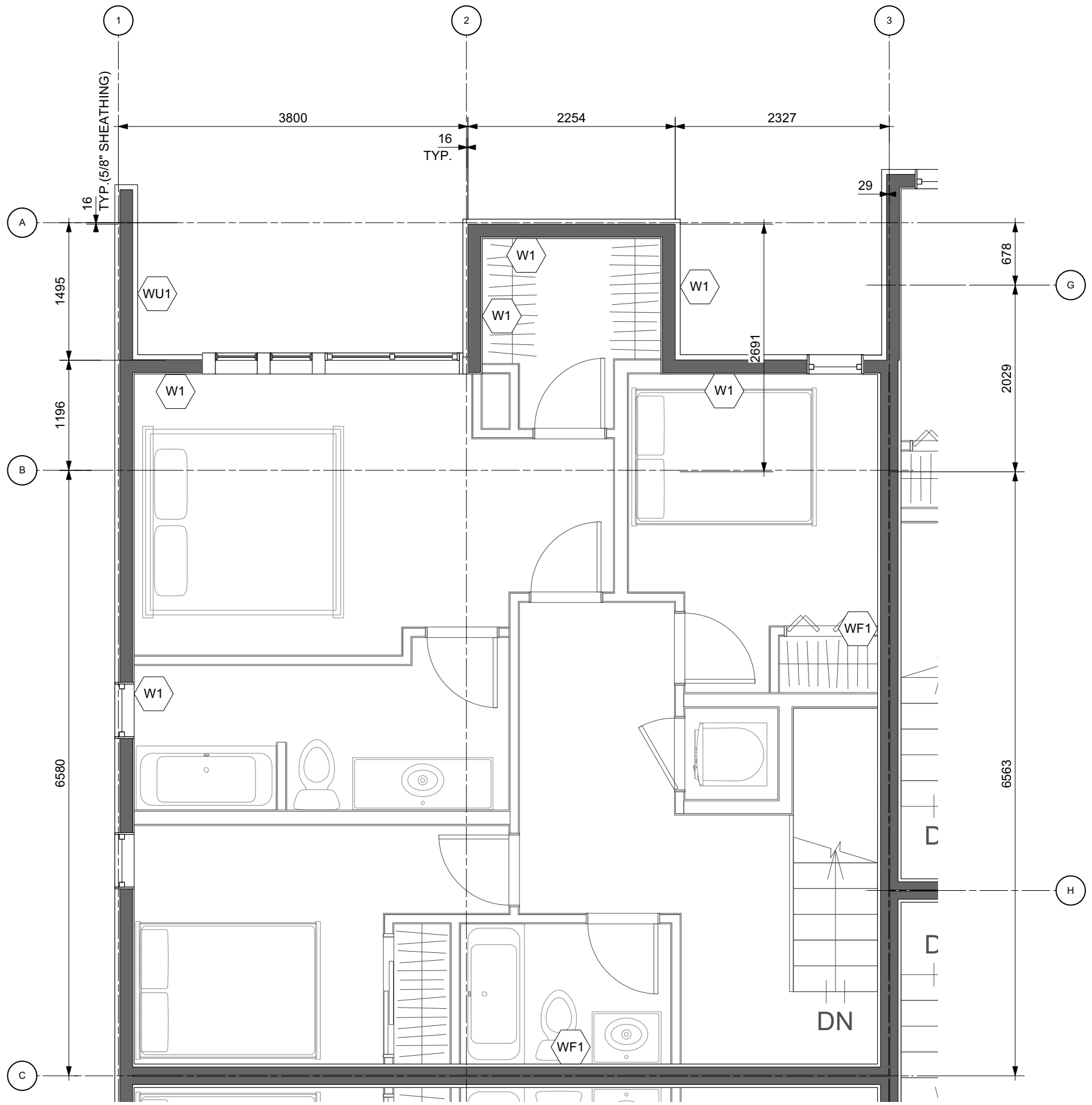
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PRINT SIZE: 11X17

Scale **1:100**

Title  
**SECOND FLOOR  
PLAN**

Page  
**A-3.0**



**1** TYPICAL SECOND FLOOR EXTERIOR WALL PLAN  
Scale: 1:50

Project  
**BASSANO  
FOUR-PLEX D1**

Address  
826 4 Avenue,  
Bassano.AB.

Client  
**DSK**  
DSK Design Canada

Construction  
**FARNE  
CONSTRUCTION**

N  
↑

Drawing By  
DK

ISSUED FOR  
**DEVELOPMENT  
PERMIT**

Date FEB19 2024

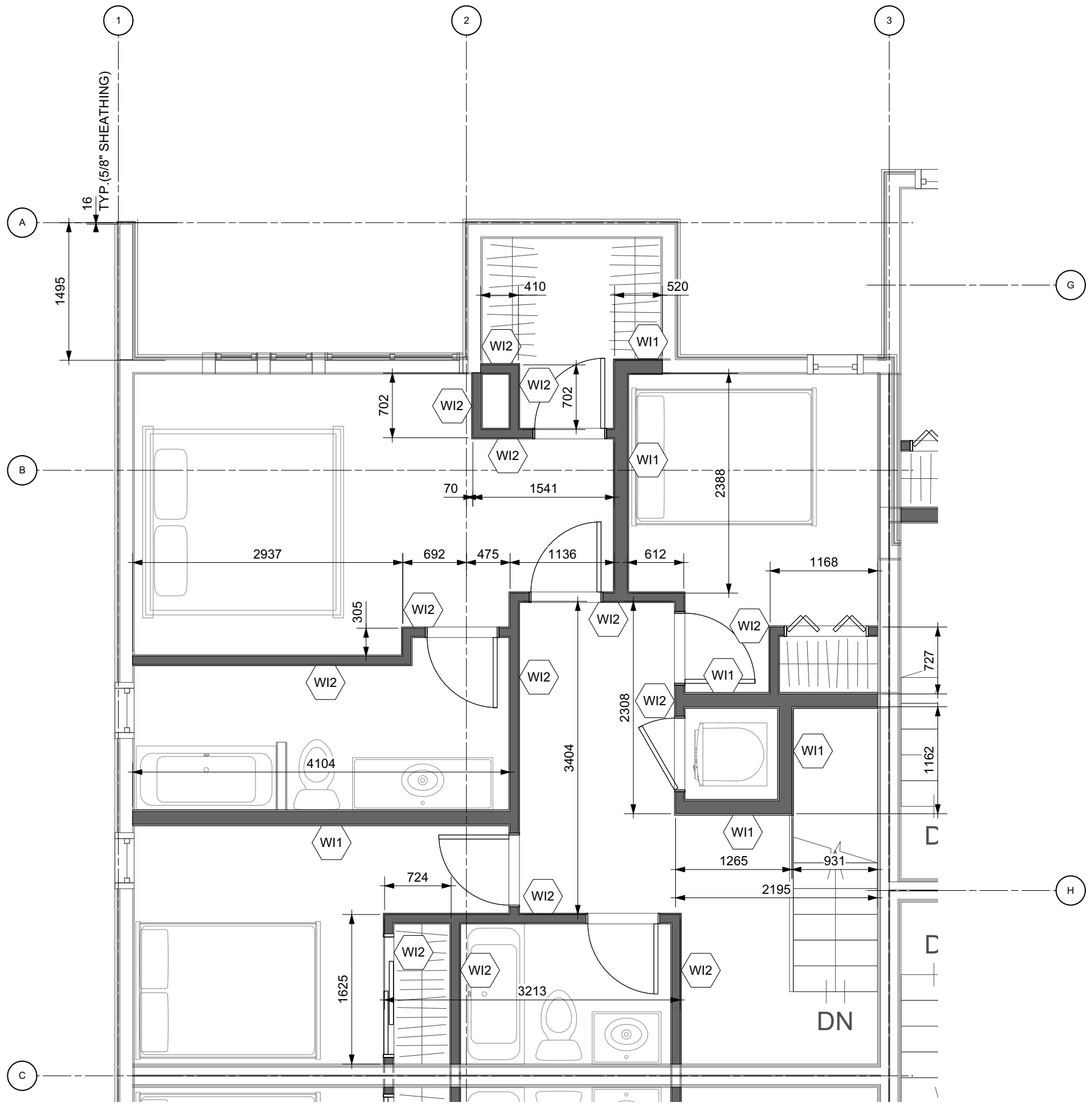
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| 1      | 2024.04.23 | IFA         |
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Scale **1:50**

Title  
**SECOND FLOOR  
EXTERIOR WALL  
PLAN**

Page  
**A-3.1**



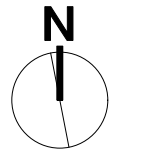
**2** TYPICAL SECOND FLOOR INTERIOR WALL PLAN  
Scale: 1:50

Project  
**BASSANO  
FOUR-PLEX D1**

Address  
826 4 Avenue,  
Bassano.AB.

Client  
  
DSK Design Canada

Construction  
**FARNE  
CONSTRUCTION**



Drawing By  
DK

ISSUED FOR  
**DEVELOPMENT  
PERMIT**

Date FEB19 2024

ISSUES

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
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| 1   | 2024.04.23 | IFA         |
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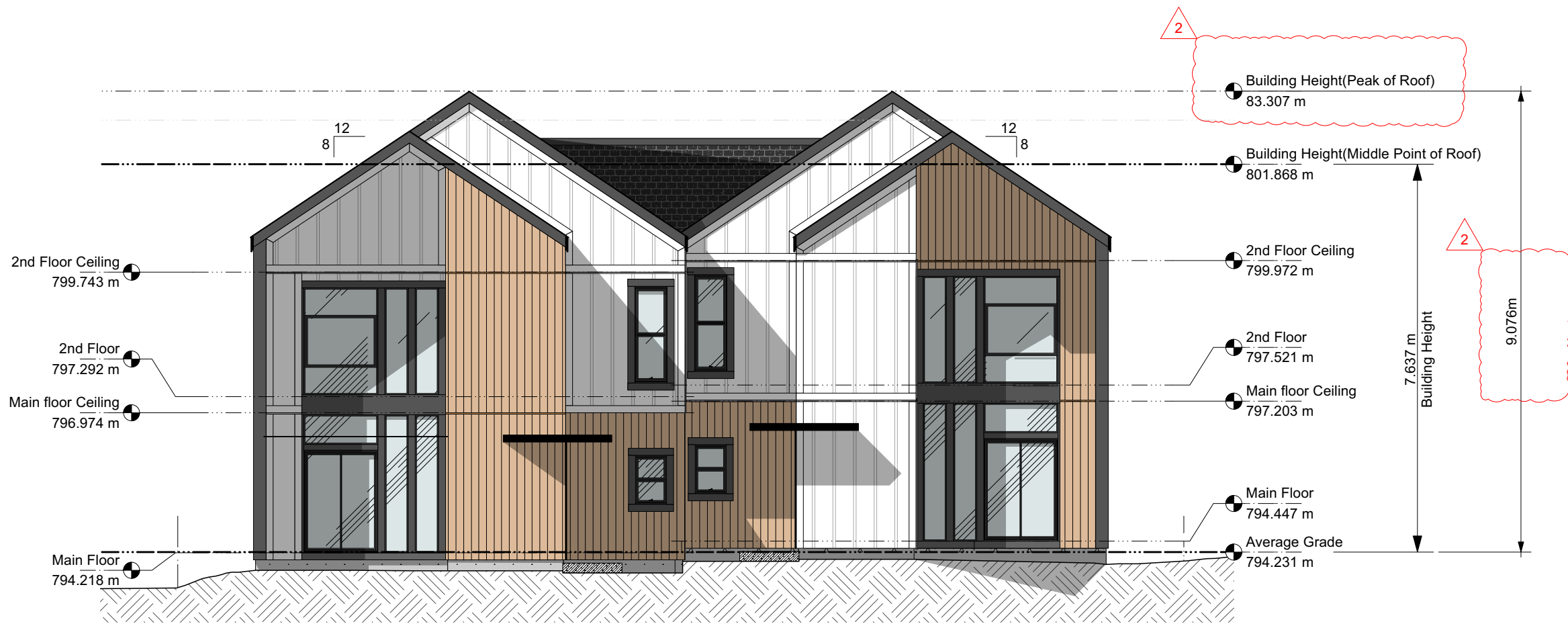
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Title  
**SECOND FLOOR  
INTERIOR WALL  
PLAN**

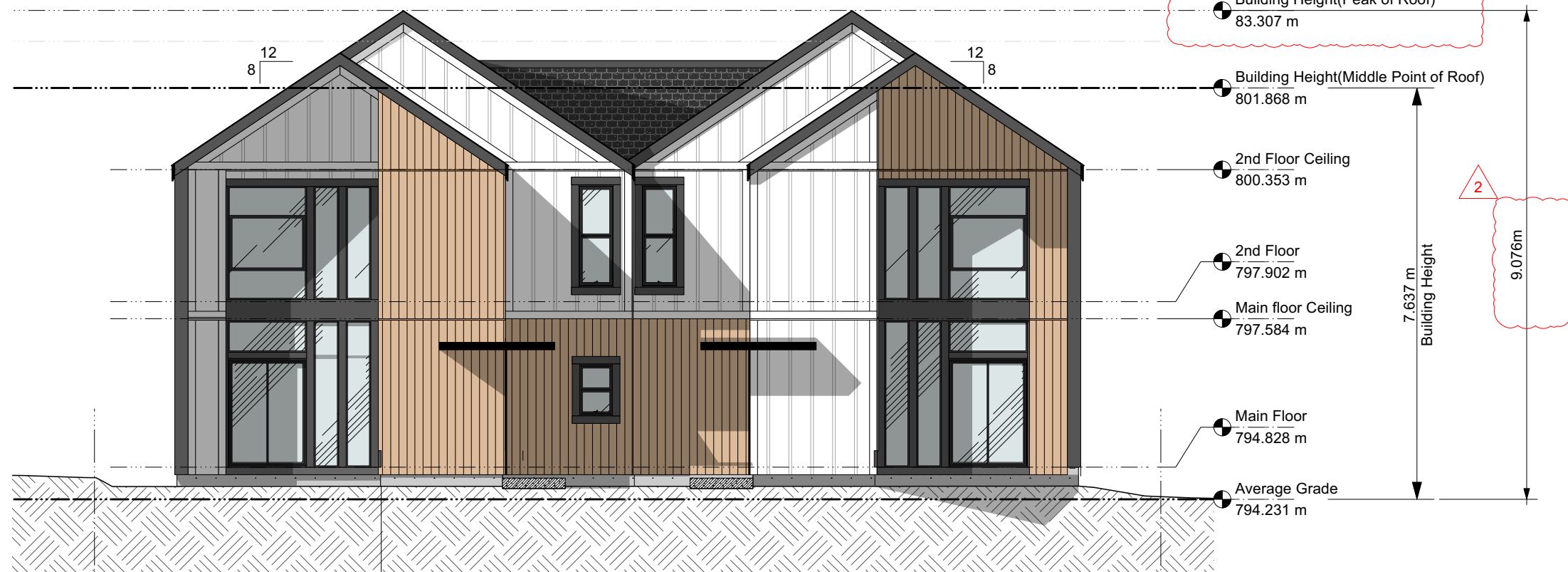
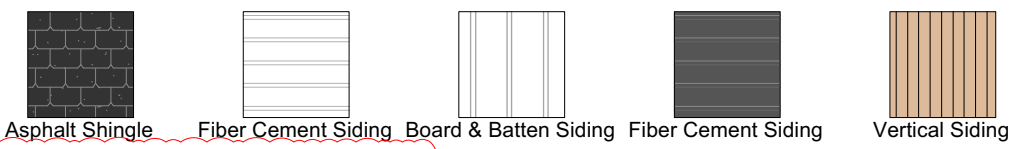
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**A-3.2**

ISSUES

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**SOUTH ELEVATION**  
Scale: 1:100



**NORTH ELEVATION**  
Scale: 1:100



Project  
**BASSANO FOUR-PLEX D1**

Address  
826 4 Avenue,  
Bassano.AB.

Client  
**DSK Design Canada**

Construction  
**FARNE CONSTRUCTION**

Drawing By  
DK

ISSUED FOR  
**DEVELOPMENT PERMIT**

Date FEB19 2024

| ISSUES |            |             |
|--------|------------|-------------|
| NO.    | DATE       | DESCRIPTION |
| 0      | 2024.02.19 | IFA         |
| 1      | 2024.04.23 | IFA         |
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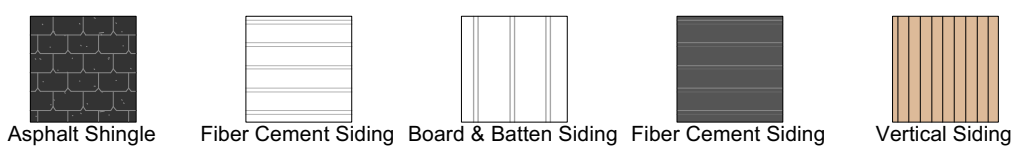
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Title  
**EAST & WEST ELEVATION**

Page  
**A-4.1**



**EAST ELEVATION**  
Scale: 1:100



**OPENINGS IN EXPOSING BUILDING FACE (Table 9.10.14.4.-A)**

|           | Allowable  | Proposed   |
|-----------|--|--|
| EAST FACE | Limiting Distance, m = 1.5,<br>Allowable 8%<br>Exposing Area = 89.642 m <sup>2</sup><br>Allowable Area =<br>89.642 x 0.08 = 7.171 m <sup>2</sup> | Opening area = 6.97 m <sup>2</sup><br>(6.97 / 89.642) x 100 = 7.8% |
| WEST FACE | Limiting Distance, m = 1.5,<br>Allowable 8%<br>Exposing Area = 91.064 m <sup>2</sup><br>Allowable Area =<br>91.064 x 0.08 = 7.285 m <sup>2</sup> | Opening area = 6.97 m <sup>2</sup><br>(6.97 / 91.064) x 100 = 7.7% |



**WEST ELEVATION**  
Scale: 1:100



# REQUEST FOR DECISION

Municipal Planning Commission

Meeting: May 13, 2024

Agenda Item: 8.1

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## SUBJECT: 2024 BUILD Bassano Development Projects - Part II - 5A Avenue Triangle - Subdivision 2024-0-046

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### BACKGROUND

As part of the Town's 2024 BUILD Bassano development initiatives, a subdivision application was submitted to create four residential lots on the 5A Avenue Triangle (702 - 5A Avenue). The subdivision creates three small lots that could accommodate homes <1,000 and one larger lot that could accommodate higher density.

Oldman River Regional Services Commission (ORRSC), the planning and development authority has completed the referral requirements to process the subdivision.

The purpose of this meeting is to formalize the subdivision, a requirement of the Municipal Planning Commission. Refer to the back-up documentation prepared by ORRSC. All actions and referrals requirements have been met. At the time this report was prepared no comments of opposition were received.



### DEVELOPMENT OFFICER COMMENTS

None, this is required to formalize the subdivision as planned and directed by council. After the subdivision is completed, the area will be surveyed, serviced, zoning updated, where applicable, and offered for sale.

**RECOMMENDATION**

**Town of Bassano Residential** subdivision of Lot 1, Block 51, Plan 151 0415 within NE1/4 17-21-18-W4M

THAT the Residential subdivision of Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M (Certificate of Title No. 211 003 759), to create 4 residential lots BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Bassano.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Town of Bassano which shall be registered concurrently with the final plan against the title(s) being created.

**Prepared by:** Amanda Davis, CAO & Diane Horvath, ORRSC

**Attachments:**

1. Subdivision Correspondence – April 30, 2024

## DRAFT RESOLUTION

Our File: 2024-0-046

April 30, 2024

Amanda Davis  
Chief Administrative Officer  
Town of Bassano  
Box 299  
Bassano AB T0J 0B0

Dear Ms. Davis,

**RE: Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M / Town of Bassano**

With regard to the subdivision application noted above, please find attached a draft resolution for your Municipality's decision.

The Subdivision Authority should note that comments have not been received from the Christ the Redeemer School Division, Grasslands School Division No. 6, AltaLink, Eastern Irrigation District (EID), AB Environment & Protected Areas - J. Cayford, AER and Canada Post.

After the Subdivision Approval Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Diane Horvath  
Senior Planner

DH/jm  
Attachment

# RESOLUTION

2024-0-046

**Town of Bassano**

**Residential** subdivision of Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M

THAT the Residential subdivision of Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M (Certificate of Title No. 211 003 759), to create 4 residential lots BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Bassano.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Town of Bassano which shall be registered concurrently with the final plan against the title(s) being created.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. Alberta Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Section 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.

## INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required. It was previously dealt with in File 2014-0-023.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) That a waiver of Sections 19 of the Matters Relating to Subdivision and Development Regulation is granted by the Subdivision Authority to accommodate the proposal.
- (d) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (e) TELUS has no concerns.
- (f) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

(g) Pioneer Gas Co-op has no comments or concerns regarding the above-mentioned subdivision.

(h) Alberta Health Services – Wade Goin, Executive Officer/Public Health Inspector:

“In response to the request for comment on the above noted subdivision, we have reviewed the provided information and wish to provide the following comments:

- Alberta Health Services does not object to this subdivision provided all other pertinent bylaws, regulations and standards are complied with.”

(i) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 1

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information.”

---

MOVER

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CHAIRMAN

---

DATE



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
E-mail: [subdivision@orrrsc.com](mailto:subdivision@orrrsc.com)  
Website: [www.orrrsc.com](http://www.orrrsc.com)

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** March 27, 2024

**Date of Receipt:**

March 14, 2024

**Date of Completeness:**


March 15, 2024

**TO: Landowner:** Town of Bassano

**Agent or Surveyor:** Cameron Christianson, A.L.S.

**Referral Agencies:** Town of Bassano, Christ the Redeemer School Division, Grasslands School Division No. 6, AltaLink, FortisAlberta, TELUS, Pioneer Gas Co-op Ltd., AB Health Services - South Zone, Eastern Irrigation District (EID), AB Environment & Protected Areas - J. Cayford, AB Transportation, AER, Canada Post

**Adjacent Landowners:** Alberta Health Services, Barbara Hutchings, Chris Pulfer, Gene & Evelyn Duplessis, Jarred C. Schertiger, Jasmeet Chahal, Kathleen M. Johnson, Louise Joyce, Newell Foundation, Raymond & Lynette Annett, Reuben Dupuis, Richard Sutherland Clyne, Ruth Ursula Mattheis

**Planning Advisor:** Diane Horvath 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Town of Bassano. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **April 15, 2024**. (Please quote our File No. **2024-0-046** in any correspondence with this office).

**File No:** 2024-0-046

**Legal Description:** Lot 1, Block 51, Plan 1510415 within NE1/4 17-21-18-W4M

**Municipality:** Town of Bassano

**Land Designation:** Residential Manufactured Home - RM  
(Zoning)

**Existing Use:** Residential

**Proposed Use:** Residential

**# of Lots Created:** 4

**Certificate of Title:** 211 003 759

**Proposal:** To create 4 residential lots, 2,850 ft<sup>2</sup> (260.6 m<sup>2</sup>), 3,284 ft<sup>2</sup> (305.1 m<sup>2</sup>), 3,768 ft<sup>2</sup> (350.0 m<sup>2</sup>), and 9,913 ft<sup>2</sup> (920.9 m<sup>2</sup>), in size respectively.

**Planner's Preliminary Comments:**

The purpose of this application is to subdivide a 0.24 ha (.60 acre) title legally known as Lot 1, Block 51, Plan 151 0415 within the NE ¼ 17-21-18 W4M within the Town of Bassano. The application proposes to create 4 residential lots, 2,850 ft<sup>2</sup> (260.6 m<sup>2</sup>), 3,284 ft<sup>2</sup> (305.1 m<sup>2</sup>), 3,768 ft<sup>2</sup> (350.0 m<sup>2</sup>), and 9,913 ft<sup>2</sup> (920.9 m<sup>2</sup>), in size respectively. All proposed residential lot sizes meet and exceed the lot length, width, and area requirements of Land Use Bylaw 921/21. Currently the land is vacant, and the municipal water and wastewater systems can be used to service the lots. Access to the lots is available from 5A Avenue and 7<sup>th</sup> Street, both of which are fully developed paved roads. There are currently no provincial wetlands or abandoned wells present on the subject lands. The subject land does not have a historical resource value.

Approval may be considered with the conditions of:

1. Any outstanding property taxes shall be paid to the Town of Bassano
2. The applicant or owner or both enter into a Development Agreement
3. Consideration of referral agencies' comments and any requirements.

The municipal reserve is not applicable as it was previously satisfied in accordance with MGA sec. 663 (d)) (File 2014-0-023)

**If you wish to make a presentation at the subdivision authority meeting, please notify the Town of Bassano Municipal Administrator as soon as possible.**

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.**





| FOR OFFICE USE ONLY                              |                                    |
|--|------------------------------------|
| Zoning (as classified under the Land Use Bylaw): |                                    |
| Fee Submitted:<br><u>Inviced</u>                 | File No:<br><u>2024-0-046</u>      |
| APPLICATION SUBMISSION                           |                                    |
| Date of Receipt:<br><u>March 14, 2024</u>        | Received By:<br><u>[Signature]</u> |
| Date Deemed Complete:<br><u>March 15, 2024</u>   | Accepted By:<br><u>[Signature]</u> |

## APPLICATION FOR SUBDIVISION URBAN MUNICIPALITY

### 1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Town of Bassano

Mailing Address: P.O. Box 299 City/Town: Bassano

Postal Code: T0J 0B0 Telephone: 403-641-3788 Cell: \_\_\_\_\_

Email: cao@bassano.ca Preferred Method of Correspondence: Email  Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Same as above

Mailing Address: \_\_\_\_\_ City/Town: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail

Name of Surveyor: Cam Christianson, A.L.S.

Mailing Address: P.O. Box 301 City/Town: Brooks

Postal Code: T1R 1B4 Telephone: \_\_\_\_\_ Cell: ~~403-793-9001~~

Email: ~~cam@camnet.org~~ Preferred Method of Correspondence: Email  Mail

### 2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the \_\_\_\_\_ ¼ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit 1 Block 1 Plan 151 0415
- Total area of existing parcel of land (prior to subdivision) is: \_\_\_\_\_ hectares .60 acres
- Total number of lots to be created: 4 Size of Lot(s): 2,805; 3,284; 3768; 9,913 ft sq.
- Municipal/Civic Address (if applicable): 702 - 5A Avenue
- Certificate of Title No.(s): 211 00 759

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Bassano
- Is the land situated immediately adjacent to the municipal boundary? Yes  No   
If "yes", the adjoining municipality is \_\_\_\_\_
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes  No   
If "yes" the highway is No. TransCanada Highway 1
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
If "yes", state its name \_\_\_\_\_
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown  Yes  No

### 3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

If 'yes', please describe: \_\_\_\_\_

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*?

Yes  No

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

### 4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Vacant Residential Manufactured
- b. Proposed use of the land Residential development

### 5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)  
This is green space within the municipal boundary of the town. There are +/- 10 perimeter trees.
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Sandy
- d. Is this a vacant parcel (*void of any buildings or structures*)? Yes  No   
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.  
\_\_\_\_\_
- e. Are there any active oil or gas wells or pipelines on the land? Yes  No
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

**6. WATER SERVICES**

- a. Existing source of water Municipal  Other   
If other, describe existing source of potable water \_\_\_\_\_
- b. Proposed source of water Municipal  Other   
If other, describe proposed source of potable water The town will be servicing the new parcels with municipal water.

**7. SEWER SERVICES**

- a. Existing sewage disposal Municipal  Other   
If other, describe existing sewage disposal \_\_\_\_\_
- b. Proposed sewage disposal Municipal  Other   
If other, describe proposed sewage disposal The town will be servicing the new parcels with municipal water.

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I, Amanda Davis hereby certify that

- I am the registered owner  I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: Amanda Davis Date: March 14, 2024

**9. RIGHT OF ENTRY**

I, Amanda Davis do  / do not  (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Amanda Davis  
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0038 782 603            1510415;51;1                      211 003 759

LEGAL DESCRIPTION  
PLAN 1510415  
BLOCK 51  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;18;21;17;NE

MUNICIPALITY: TOWN OF BASSANO

REFERENCE NUMBER: 151 050 116 +15

---

| REGISTERED OWNER(S) |            |                                     |       |               |
|---------------------|------------|-------------------------------------|-------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE                       | VALUE | CONSIDERATION |
| 211 003 759         | 07/01/2021 | RESERVE<br>DESIGNATION<br>CANCELLED |       |               |

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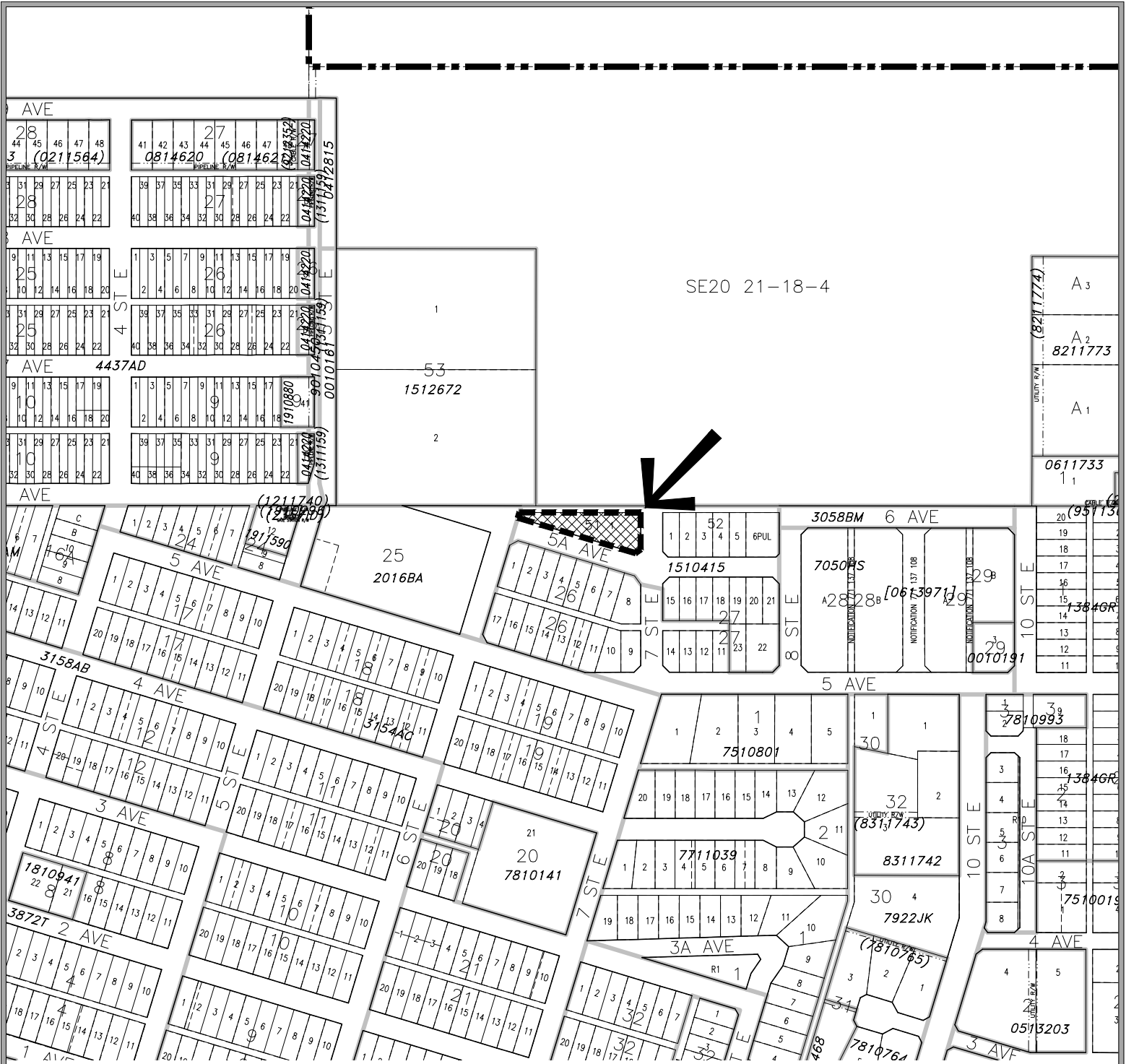
OWNERS

THE TOWN OF BASSANO.  
OF BOX 299  
BASSANO  
ALBERTA T0J 0B0

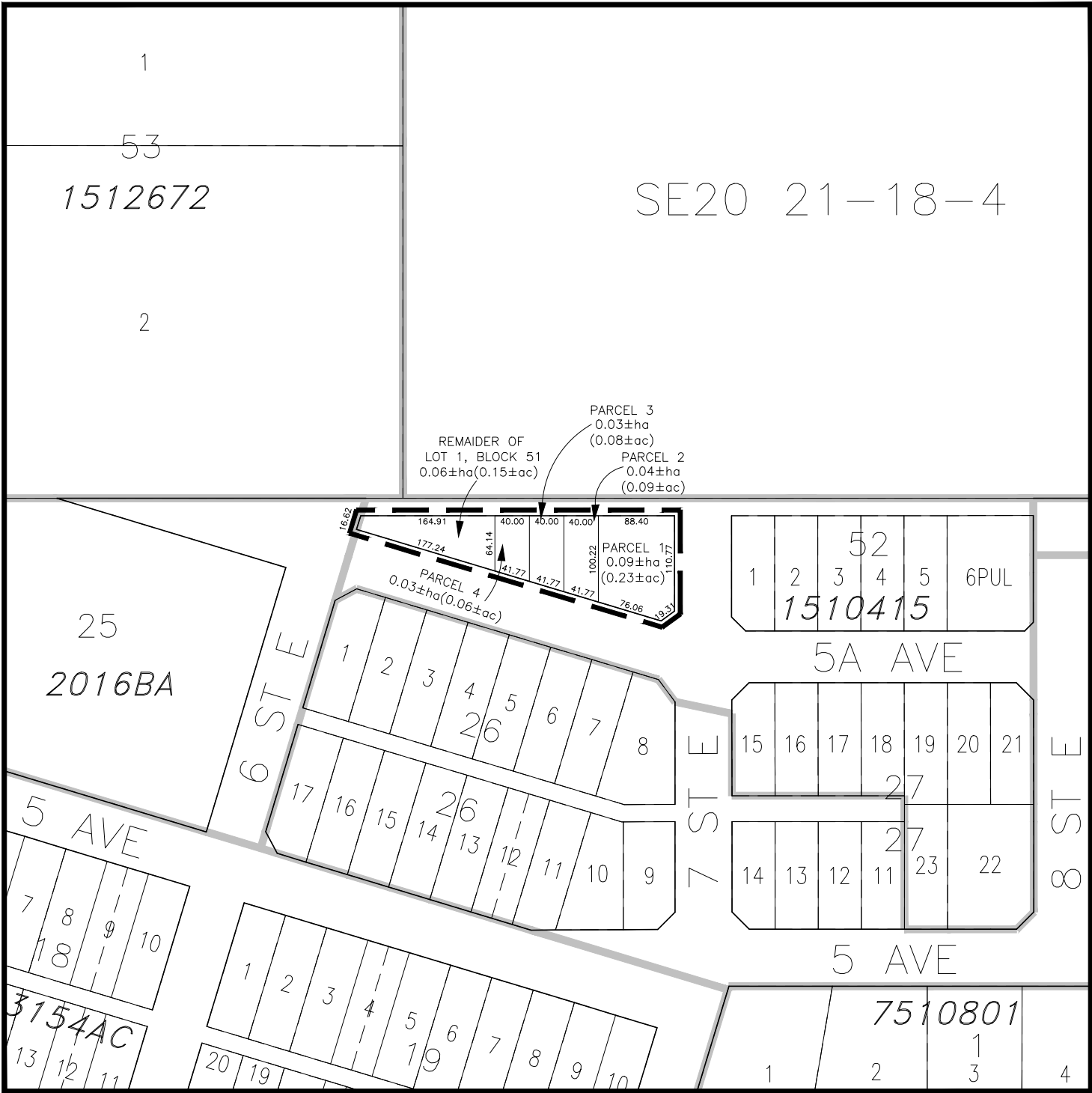
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| ENCUMBRANCES, LIENS & INTERESTS |              |   |
|---------------------------------|--------------|---|
| REGISTRATION NUMBER             | DATE (D/M/Y) | PARTICULARS   |
| 741 100 000                     | 29/10/1974   | IRRIGATION ORDER/NOTICE<br>THIS PROPERTY IS INCLUDED IN THE EASTERN<br>IRRIGATION DISTRICT                    |
| 151 049 899                     | 19/02/2015   | UTILITY RIGHT OF WAY<br>GRANTEE - TELUS COMMUNICATIONS INC.<br>AREAS A THROUGH E INCLUSIVE<br>ON PLAN 1011458 |





**SUBDIVISION LOCATION SKETCH**  
**LOT 1, BLOCK 51, PLAN 1510415 WITHIN**  
**WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M**  
**MUNICIPALITY: TOWN OF BASSANO**  
**DATE: MARCH 15, 2024**  
**FILE: 2024-0-046**



**SUBDIVISION SKETCH**

**LOT 1, BLOCK 51, PLAN 1510415 WITHIN  
WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M**

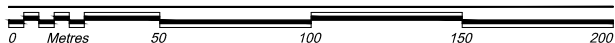
**MUNICIPALITY: TOWN OF BASSANO**

**DATE: MARCH 15, 2024**

**FILE: 2024-0-046**



OLDMAN RIVER REGIONAL SERVICES COMMISSION



March 15, 2024 N:\Subdivision\2024\2024-0-046.dwg





**SUBDIVISION SKETCH**  
**LOT 1, BLOCK 51, PLAN 1510415 WITHIN**  
**WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M**  
**MUNICIPALITY: TOWN OF BASSANO**  
**DATE: MARCH 15, 2024**  
**FILE: 2024-0-046**