Policy Title	BUILD Bassano – Large Lot Residential Development Incentive Policy
Authority	Administration
Approved (Dates/M#)	Dec. 9, 2024 – TOB182/24
Policy Number	P-TOB66/005-24
Review	To be reviewed by November 1, 2025
Reviewed by/date	December 9, 2024

Policy Statement

To advance the vision to be the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work, and play, we commit to residential housing and development incentives to stimulate growth and to limit the housing shortage.

Purpose Statement

The Town has passed multiple strategies that aim to activate the community and local economy over time. It is important that our community has a complete housing stock to serve a diverse population which is why an investment was made to build a large lot residential subdivision.

The purpose of this development incentive is:

1. To stimulate residential development in Bassano.
2. To provide opportunities for a live/work lifestyle fostering quality of life and business ventures.
3. To ensure there is quality housing options for people that choose to live and work in Bassano.
4. To improve the housing market and variety of housing stock in Bassano.
5. To help solve the rental shortage in Bassano.
6. To support local businesses and industry.
7. To encourage investments that will grow Bassano.

Definitions

Assessor – means the contacted entity that provides assessment services to the Town.

BUILD Bassano 2024 Development Project – a four-part project bundle that was designed and led by the town to create residential lots for both small and large projects (Parts I-III).

Chief Administrative Officer (CAO) – means the administrative head of the municipality.

Council – means the elected body of the Town.

Large Lot Residential Subdivision – refers to the newly constructed residential subdivision located within NE ¼ 18-21-18 W4M (BUILD Bassano 2024 Development Projects Bundle, Part III).

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Land Use Bylaw (LUB) 921/21 – means a bylaw passed by the municipality that governs the use of lands which is subject to change.

Parcel – refers to individual parcels of land contained within the NE ¼ 18-21-18 W4M subdivision. Each parcel will be registered with an individual land title and LINC number upon the final registration of the subdivision.

Tax Credit – means a non-cash value municipal tax credit that is non-transferrable and applied to a residential tax roll as a development incentive.

Town - means the incorporated municipality of Bassano.

Vacant land – means publicly owned residential land suitable for development by the summer of 2025.

Responsibility

It is the responsibility of the CAO to ensure this policy is implemented.

Large Lot Residential Land

The Town is registering 12 parcels of land within the Large Lot Residential Subdivision. The subdivision will be fully constructed by the summer of 2025 and ready for development in accordance with the R3 (Large Lot Residential) district of LUB 921/21. Vacant land will be sold for development on a first come, first served basis and may be pre-purchased.

This policy will be updated to provide legal land descriptions for each parcel upon the registration of the subdivision. Internal land descriptions are provided as a placeholder.

Location	Parcel	ha	ac	Price @ $60,000/acre
NE 1/4 18-21-18 W4M	Lot 1	0.81ha	2.00	$ 120,000
NE 1/4 18-21-18 W4M	Lot 2	0.81ha	2.00	$ 120,000
NE 1/4 18-21-18 W4M	Lot 3	0.81ha	2.00	$ 120,000
NE 1/4 18-21-18 W4M	Lot 4	0.81ha	2.00	$ 120,000
NE 1/4 18-21-18 W4M	Lot 5	0.71ha	1.76	$ 105,600
NE 1/4 18-21-18 W4M	Lot 6	1.21ha	3.00	$ 180,000
NE 1/4 18-21-18 W4M	Lot 7	1.21ha	3.00	$ 180,000
NE 1/4 18-21-18 W4M	Lot 8	1.04ha	2.58	$ 154,800
NE 1/4 18-21-18 W4M	Lot 9	1.30ha	3.22	$ 193,200
NE 1/4 18-21-18 W4M	Lot 10	1.06ha	2.61	$ 156,600
NE 1/4 18-21-18 W4M	Lot 11	1.05ha	2.60	$ 156,000
NE 1/4 18-21-18 W4M	Lot 12	1.05ha	2.60	$ 156,000

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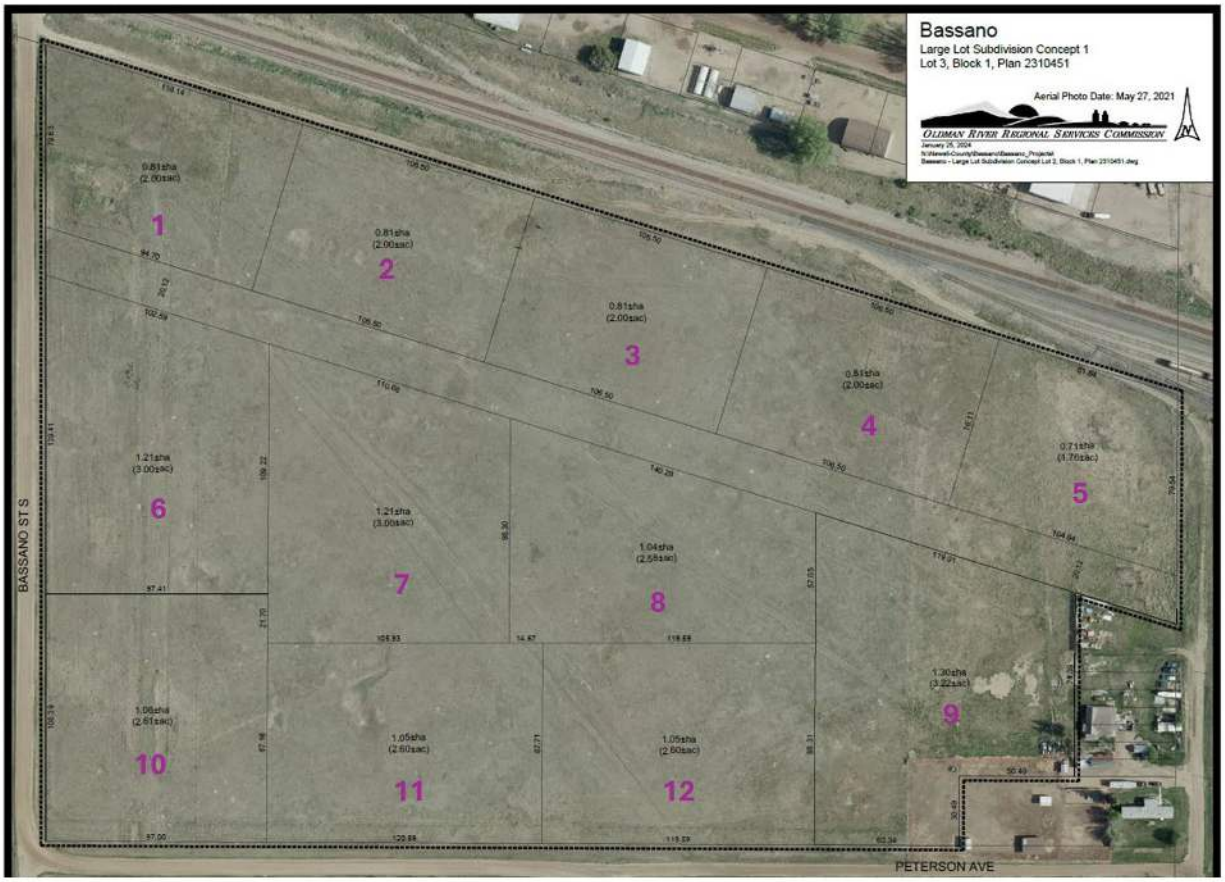

Process

1. This is a termed development incentive. The policy shall remain active until December 31, 2027.

2. Each parcel of vacant land is available for purchase and development in accordance with LUB 921/21. Each parcel of vacant land has a fair market value. The list price shall be $60,000 per acre plus GST.

3. Multiple lots may be purchased at one time.

4. Council is open to negotiate terms for a multi-lot purchase of three or more parcels at any one time.

5. Provided a purchaser completes a parcel purchase, pays the purchase price in full, and complies with all requirements of the sale agreement and related permits, Council will, for up to three years following transfer of title(s) to a purchaser, consider cancelling, deferring, or refunding municipal taxes for such parcel(s) in accordance with section 347 of the *Municipal Government Act.*

6. The sale of a parcel is not conditioned for immediate development. However, to leverage any potential municipal tax incentives, immediate development is encouraged.

7. The applicant must obtain a development permit from the Town and submit plans in accordance with the LUB 921/21 prior to any construction.

    a. Development permit fees will be waived.

8. The applicant must obtain all discipline permits from Superior Safety Codes as a condition of the development permit.

    a. Discipline permit fees are payable directly to Superior Safety Codes.

9. Utilities and Services

    a. Each parcel is partially serviced with Town water.

    b. Purchasers are responsible for private sanitary services in accordance the Alberta Building Code (e.g. septic fields or septic tanks).

    c. Shallow utilities (gas and power) mains are installed to the area. Developers are responsible to arrange all service connections.

10. All developments must be of high quality in accordance with the LUB 921/21.

11. To be eligible for any development incentives in the policy, the applicant must be in good standing with the Town.

12. Town development incentives are stackable. Meaning if other town development incentives are appliable, they may be combined.

13. The CAO shall administer all development incentives.

    a. The CAO shall provide a written report to Council each month related to the administration of this policy where applicable.

    b. The CAO shall keep a list of parcels eligible for Council's consideration for cancellation, reduction, or reimbursement of municipal taxes under this policy and provide such list to Council prior to taxes being due for each year while this policy is in effect.

14. Council shall consider cancelling, reducing or deferring municipal taxes for each parcel sold and developed under this policy for a period of three years following title transfer.

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15. Any unique developments may be referred to council for further consideration.

16. The purchaser is responsible to maintain the condition of the lands at all times upon payment to the Town for purchase.

Supporting Plans

1. Town of Bassano Strategic Plan 2019-2026
2. Economic Enrichment Strategy 2021
3. Intergenerational and Multigenerational Tiny Home Pilot Project 2020
4. Municipal Development Plan 910/20
5. Land Use Bylaw 921/21
6. Policy P-TOB66/003-22
7. Beautify Bassano Initiative 2018

END OF POLICY

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