



MPC AGENDA

Meeting: February 10, 2025 6:00 p.m. – 6:30 p.m.

Location: 502 – 2 Avenue, Bassano (Council Chambers)

Virtual login option: <https://call.lifesizecloud.com/17945621>

1. CALL TO ORDER

2. EXCUSED FROM MEETING

3. ADOPTION OF AGENDA

4. ADOPTION OF MINUTES

4.1 November 12, 2024

5. DEVELOPMENT REPORT

None

6. DEVELOPMENT PERMITS/REQUESTS

6.1 Plan 241 1229, Block 2, Lot 6 – TOB-D-04-25

7. SUBDIVISIONS

None

8. INFORMATION PERIOD

None

9. QUESTION PERIOD

10. CLOSED SESSION

None

11. ADJOURNMENT



MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING OF THE TOWN OF BASSANO HELD IN THE VIRTUAL COUNCIL CHAMBERS ON NOVEMBER 12, 2024.

MPC MEMBERS

CHAIR Sydney Miller
VICE CHAIR Kevin Jones
BOARD MEMBERS Mike Wetzstein
Irv Morey
Dale Luchuck

STAFF Amanda Davis, Chief Administrative Officer

DELEGATES/MEDIA Sandra Stanway, Brooks Bulletin

1. CALL TO ORDER

CAO Davis called the meeting to order at 6:00 p.m.

2. ELECTION OF THE CHAIR AND VICE CHAIR

CAO Davis called for nominations of Chairperson.

MEMBER MOREY nominated Sydney Miller for the position of Chairperson.

Since there were no other nominations from the floor, **MEMBER MOREY** called for nominations to cease.

CAO Davis declared **MEMBER MILLER** as Chairperson for a one-year period commencing November 12, 2024. Member Miller accepted.

CHAIR MILLER called for nominations of Vice Chairperson.

CHAIR MILLER nominated Kevin Jones for the position of Vice Chairperson.

Since there were no other nominations from the floor, **CHAIR MILLER** called for nominations to cease.

CHAIR MILLER declared Kevin Jones as Vice Chairperson for a one-year period commencing November 12, 2024. Member Jones accepted.

3. EXCUSED FROM MEETING

- Dale Luchuck

4. ADOPTION OF AGENDA

MPC12/24 Moved by **MEMBER WETZSTEIN** that the agenda is approved as presented.

CARRIED

5. ADOPTION OF MINUTES

5.1 Adoption of minutes from the Municipal Planning Commission meeting on June 10, 2024

MPC13/24 Moved by **MEMBER MOREY** that the Municipal Planning Commission minutes of June 10, 2024 are approved as presented.

CARRIED

6. DEVELOPMENT REPORT

None

7. DEVELOPMENT PERMITS/REQUEST

None

8. SUBDIVISIONS

8.1 BUILD Bassano 2024 Development Project - Part III - Large Lot Subdivision - Subdivision File 2024-0-118

MPC14/24 Moved by **MEMBER MOREY** that the Residential Subdivision of Lot 3, Block 1, Plan 231 0451 within NE ¼ 18-21-18 W4M (Certificate of Title No. 231 064 531 +1), to create 12 residential lots, ranging in size from 0.71 ha(1.76 acres) to 131 ha (3.22 acres) in size and a dedicated road to access the parcels; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Section 666 and 667 of the *Municipal Government Act*, be provided as money in place of land on the 32.0 acres with the actual acreage and amount to be paid to the Town of Bassano be determined at the final stage, for Municipal Reserve Purposes.

And that the deferred reserve caveat (231 064 534) registered against the title 231 064 531+1 be discharged in its entirety.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid by 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.

3. That a portion of proposed Lot 10 be dedicated as a road on the final plan of survey as a corner-cut-off at the intersection of Bassano Street and Peterson Avenue.
4. That on the final plan of survey any additional appropriate corner-cut-offs be completed.

CARRIED

9. INFORMATION ITEMS

None

10. QUESTION PERIOD

None

11. CLOSED SESSION

None

12. ADJOURNMENT

MPC15/24 Moved by **CHAIR MILLER** to adjourn the regular Municipal Planning Commission meeting of November 12, 2024 at 6:18 p.m.

CARRIED

Chairperson

Chief Administrative Officer



REQUEST FOR DECISION

Municipal Planning Commission

Meeting: February 10, 2025

Agenda Item: 6.1

SUBJECT: Plan 241 1229, Block 2; Lot 6 – TOB-D-04-25

BACKGROUND

Applicant: County of Newell

Plan 241 1229, Block 2, Lot 6

Land Use: Public & Institutional (PI)

Location: 317 – 11 Street, Bassano



Development Summary

Development Permit Application No. TOB-D-04-25 is for assigning a use to the property, the addition of a compound yard, and accessory structures. The development conforms to the Land Use Bylaw as proposed. The reason the development is referred to the MPC is to address the variance request for the compound yard fence, and a setback variance for two accessory structures (flagpoles).

Request 1 – Height variance for the compound yard. The allowable height for a fence on a secondary front yard is 6 feet. The applicant seeks an 8-foot chain link fence for the compound yard.

Request 2 - Front yard setback variance for two accessory structures. The minimum front yard setback is 25 feet. The applicant seeks to install two flagpoles 15 feet from the property line.

A notice to adjacent landowners was publicly posted, emailed/hand delivered to 3 properties on February 3, 2025. At the time this report was prepared no responses were received.

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

1. Does the proposed development meet the intent of the PI land use district?
 - a. Yes.
2. Is the development, as proposed, generally appropriate for the district and with appropriate conditions, be reasonably compatible with existing neighbouring uses?
 - a. Yes.
3. Does the height variance of the fence unduly interfere with the amenities of the neighborhood or materially interfere with or affects the use, enjoyment, or value of neighboring properties?
 - a. The Land Use Bylaw permits 8' fences within the Industrial districts where this property is located. Because the development is a corner lot, the fence over 6' requires a variance.

The compound yard as proposed does not block the intersection or create visibility concerns. The requested variance does not pose a risk.

4. Does the setback variance unduly interfere with the amenities of the neighborhood or materially interfere with or affects the use, enjoyment, or value of neighboring properties?
 - a. The flagpoles do not present a visibility risk with the proposed setback considering their height at 25'. Prior to installation, a final site visit should occur with the installers to ensure adequate separation and flag movement near the intersection. As proposed in the diagram, there is no immediate concerns.

MUNICIPAL PLANNING COMMISSION OPTIONS FOR CONSIDERATION:

OPTIONS:

#1 - That the Municipal Planning Commission APPROVES development permit TOB-D-04-25 located on Plan 241 1229; Block 2; Lot 6 per the development permit application received on January 31, 2025 as follows:

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.
2. That a variance is granted to reduce the front yard setback from 25 feet to 15 feet for two accessory structures (flagpoles) as shown on the site plan. Prior to the installation of the flagpoles, the applicant shall coordinate with the town's development officer to ensure the final placement of the flagpoles do not impede corner visibility.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 31, 2025.
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. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
5. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
6. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile.
7. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and rise the curb stop to surface in consultation with the Town.
8. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.
9. Signage: no signage was submitted as part of this application.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.

13. Plan 241 1229; Block 2; Lot 6 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

#2 – That the Municipal Planning Commission APPROVES development permit TOB-D-04-25 located on Plan 241 1229; Block 2; Lot 6 per the development permit application received on January 31, 2025 as follows:

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.
2. That a variance is granted to reduce the front yard setback from 25 feet to 15 feet for two accessory structures (flagpoles) as shown on the site plan. Prior to the installation of the flagpoles, the applicant shall coordinate with the town's development officer to ensure the final placement of the flagpoles do not impede corner visibility.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 31, 2025.
1. Any changes to approved drawings or development matters requires the written approval of the Development Officer.
2. 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.
3. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
4. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
5. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile. [The compound yard shall have screening along the NE fence where the training equipment is planned for aesthetics.](#)
6. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and rise the curb stop to surface in consultation with the Town.
7. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.

8. Signage: no signage was submitted as part of this application.
9. Landscaping: crushed gravel is acceptable for ground cover and landscape.
10. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
11. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
12. Plan 241 1229; Block 2; Lot 6 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

#3 – That the Municipal Planning Commission APPROVES development permit TOB-D-04-25 located on Plan 241 1229; Block 2; Lot 6 per the development permit application received on January 31, 2025 [but REFUSES the variance for a reduced front yard setback for accessory structures.](#)

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 31, 2025.
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. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
5. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
6. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile. The compound yard shall have screening along the NE fence where the training equipment is planned for aesthetics.

7. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and rise the curb stop to surface in consultation with the Town.
8. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.
9. Signage: no signage was submitted as part of this application.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 241 1229; Block 2; Lot 6 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

RECOMMENDATION: Option 1

That the Municipal Planning Commission APPROVES development permit TOB-D-04-25 located on Plan 241 1229; Block 2; Lot 6 per the development permit application received on January 31, 2025 as follows:

1. To apply a permitted use of the site being a Public Fire Hall and Operations Facility.

Variances

1. That a variance is granted to allow the compound yard fence height at 8 feet within the secondary front yard as shown on the site plan.
2. That a variance is granted to reduce the front yard setback from 25 feet to 15 feet for two accessory structures (flagpoles) as shown on the site plan. Prior to the installation of the flagpoles, the applicant shall coordinate with the town's development officer to ensure the final placement of the flagpoles do not impede corner visibility.

Conditions

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on January 31, 2025.
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. Any future development (demolition or new) must comply with the Town's Land Use Bylaw which is subject to change from time to time.
5. The applicant must submit details regarding the exterior lights to ensure the product and installation does not interfere with neighbouring properties to the Town for approval.
6. Compound Yard – to maintain a sightly property, training vehicles and equipment stored in the compound yard shall be removed after use so as not to create a waste/debris stockpile.
7. Parking Pad (concrete apron) – the cement parking pad at the entrance of the building shall be sloped to drain towards 11th Street. Prior to the installation of concrete, the applicant must locate and rise the curb stop to surface in consultation with the Town.
8. Parking stalls – parking stalls shall be marked with signs, bumpers, or other permitted devices for the orderly use of the area.
9. Signage: no signage was submitted as part of this application.
10. Landscaping: crushed gravel is acceptable for ground cover and landscape.
11. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 942/24.
12. All contractors, subcontractors, and tradespeople must have an active business license with the Town.
13. Plan 241 1229; Block 2; Lot 6 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws.

Prepared by: Amanda Davis, CAO

Attachments:

1. Notice to Adjacent Landowners – February 3, 2025
2. Development Permit Application TOB-D-04-25



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

Hand Delivered or Emailed – February 3, 2025

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

DEVELOPMENT APPLICATION:	Development Permit No. TOB-D-04-25 Application for: Assigning a Use, Compound Yard, Accessory Structures, and Variances
DISTRICTING:	Public & Institutional (PI)
CIVIC ADDRESS:	317 – 11 Street, Bassano, AB T0J 0B0
LEGAL DESCRIPTION:	Plan 241 1229, Block 2, Lot 6

Dear Sir or Madame:

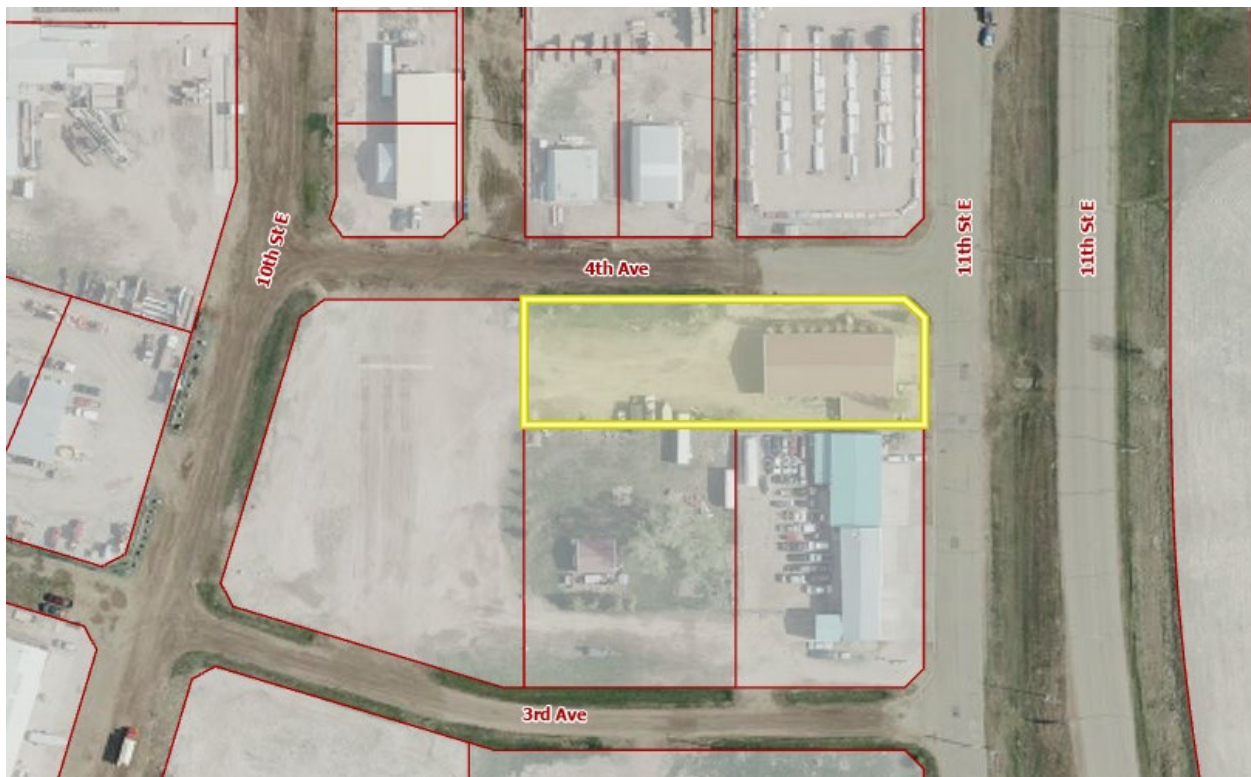
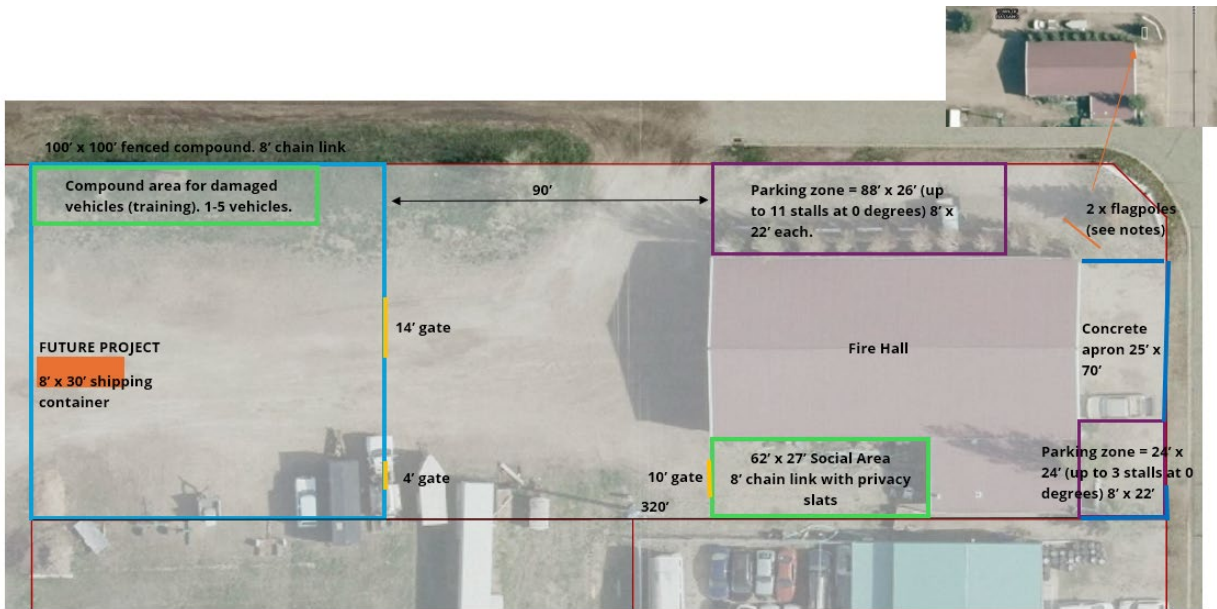
Pursuant to Section 35 of Land Use Bylaw No. 921/21 of the Town of Bassano, notice is hereby given that on **Monday February 10, 2025 at 6:00 p.m.**, the Development Authority will consider **Development Application No. TOB-D-04-25**.

The application under consideration is to assign a use to the property, add a compound yard, and two accessory structures (flagpoles). For this development, two variances are being sought:

1. Height variance for the compound yard. The allowable height for a fence on a secondary front yard is 6 feet. The applicant seeks an 8-foot chain link fence for the compound yard.
2. Front yard setback variance for two accessory structures. The minimum front yard setback is 25 feet. The applicant seeks to install two flagpoles 15 feet from the property line.
3. All other development contained within the application conforms to the PI land use district.

Persons requesting to be heard may submit comments to the Development Officer no later than Monday February 10, 2025 at 12:00 p.m. A copy of the application is available for inspection at the Town Office – 502 – 2nd 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 or 403-641-3788. No response indicates your approval/support for the development.

Amanda Davis, MBA
Development Officer
Town of Bassano



TOWN OF BASSANO
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: _____

Development Permit Application No.	TOB-D-04-25
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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 a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and 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: _____

Mailing Address: _____

City: _____

Postal Code: _____

Is the applicant the owner?

↓ IF "NO"

Name of Owner: _____

Mailing Address: _____

Phone: _____

Phone (alternate): _____

City: _____

Email: _____

Postal Code: _____

Applicant's interest in the property:

Agent

Contractor

Tenant

Other _____

PROPERTY INFORMATION

Municipal Address of
Development: _____

Roll Number: _____

Legal Description: _____

Lot(s) _____

Block _____

Plan _____

Land Use District: _____

What is the existing use? _____

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- Construct a new building (*if greater than 500 ft² see abandoned well information section*)

The building is for:

- Commercial Use
 Industrial Use
 Public/Institutional Use

- Alter/renovate/add to the existing building (*if greater than 500 ft² see abandoned well information section*)

- Change in or intensification of use

Projected Construction Cost _____

Anticipated Construction Start Date _____ **Completion Date** _____

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

WAIVERS

Is a waiver of one or more standards of the Land Use Bylaw being requested? Yes No

If yes, please specify: Fence height in side yard + flagpole setback reduction request.

BUILDING REQUIREMENTS

	Principal Building	Office Use	
Parcel Size	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft.	.75 acres <input type="checkbox"/> m ² <input type="checkbox"/> sq. ft.	
Building Size	<input type="checkbox"/> m ² <input type="checkbox"/> sq. ft.	5,800 sf <input type="checkbox"/> m ² <input type="checkbox"/> sq. ft.	
Height of Building	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Proposed Setbacks from Property Lines			
Front	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft.	190 ft <input type="checkbox"/> m <input type="checkbox"/> ft.	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft.	<input type="checkbox"/> m <input type="checkbox"/> ft.	
Parcel Type:	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Corner Lot	

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. 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, 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

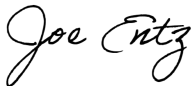
- the AER information, including a map of the search area from the viewer and a statement that there are no wells in the project area or a list and map identifying the location of abandoned wells within the search area (including the surface coordinates, as provided by the viewer or AER Information Services); 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

NON-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
 - Any buildings with dimensions of foundation and projections
 - The proposed distance 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 and easements
 - Landscaping plan
 - Lighting plan
 - Number and location of parking spaces, both on and off-street

- 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 the space proposed to be developed
 - Building Elevations including Front, Sides, and Rear elevations, Building Height (From Finished Grade), Roofing Material, and Roof Pitch

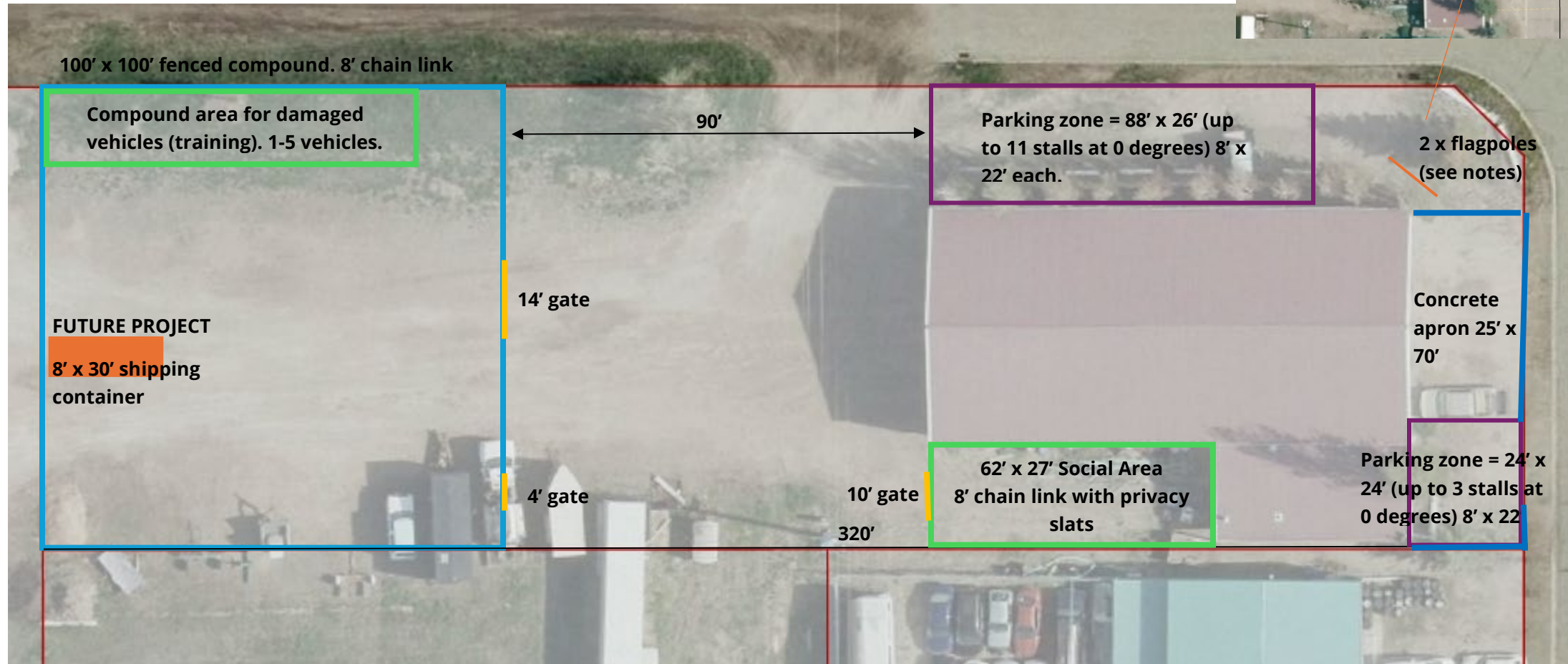
- Map or additional information from the AER regarding location of abandoned wells.**
- If applicant is not the registered owner,** a written statement (or this application) signed by the registered owner consenting to this application.

Change of Use

- 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.**

All other Development

- Permitted Use (includes fence) - Application Fee of \$300.00 payable to the Town of Bassano is included.**
- Discretionary Use or requesting a Waiver/Variance (s) - Application Fee of \$400.00 payable to the Town of Bassano is included.**



CONCRETE APRON

- A concrete apron will be installed along the front of the building. Prior to pouring the apron, the cc valve will be located and raised for access.

PARKING

The minimum stalls required per LUB 921/21 = 1 per every 700 ft squared = 8 stalls. The site plan as proposed allows for 14 at 8' x 22'.

- All parking stalls will be defined with a parking marker or bumper.

OUTDOOR STORAGE – VEHICLE COMPOUND AREA

- The compound area will hold up to 5 vehicles used for training by the fire department. Vehicles once cut up from training will be removed from site to maintain proper aesthetics within the Town.

ONSITE STORAGE OF LARGE QUANTITIES OF FLAMMABLE MATERIALS

- Not identified at this time.

GARBAGE

The municipal garbage service will be maintained at the property.

EXTERIOR LIGHTING

- No changes

SIGNAGE

- Freestanding signs are not planned.

SHIPPING CONTAINER

- There are plans for a permanent shipping container onsite. This will be applied for separately in accordance with the project budget.

FLAGPOLES & ENTRY FEATURE

- A maximum of two 25' flag poles are planned in the NE corner of the site.
 - o 10' from NE corner of the building

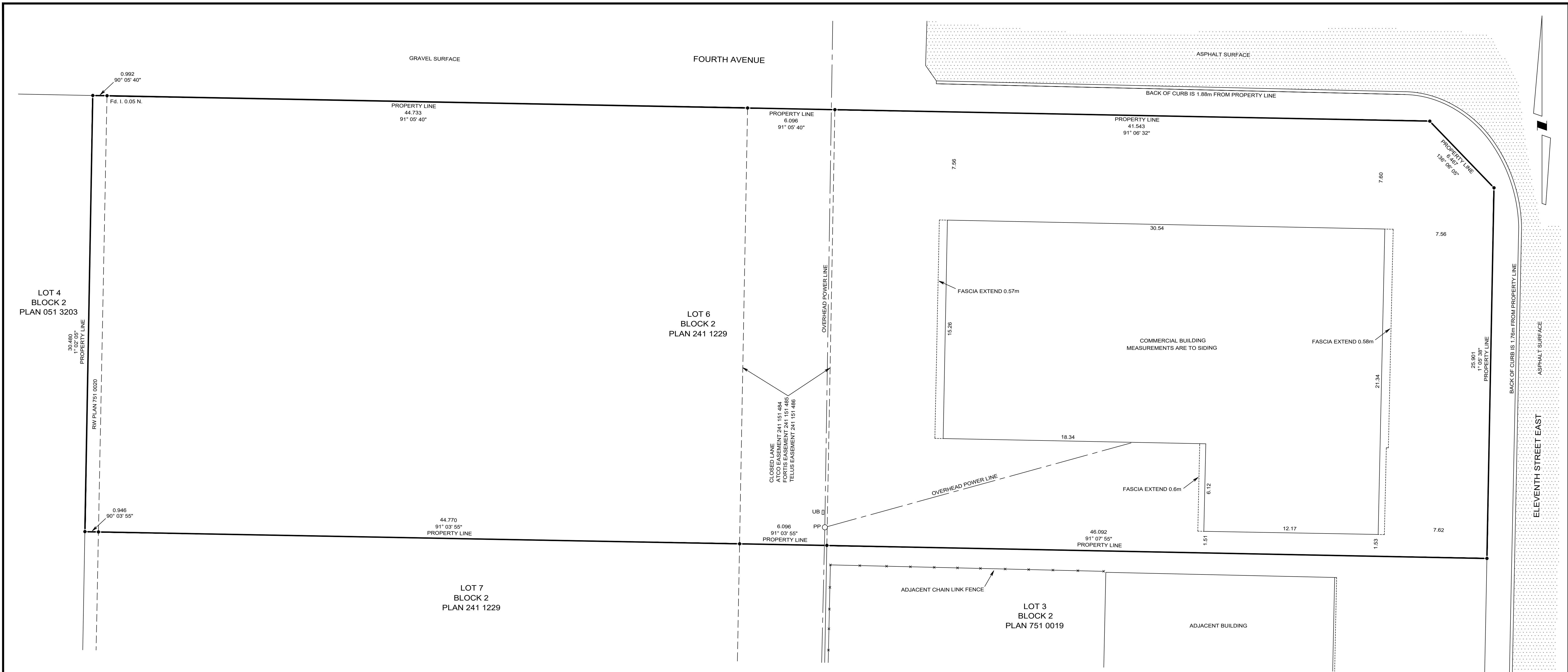
Site Plan & Development Narrative – Jan. 31, 2025

317 – 22 Street, Bassano

- 6.5' separation between poles
 - 12' from front of pole to curb
- The fire department intends to place historical equipment around the base of the flagpoles. Prior to its installation, they will engage with the Town's development authority to ensure the placement of the entry features aligns with setback and sightline requirements.

VARIANCE REQUEST

1. Corner lot - fence for compound to be permitted at 8'
2. Flagpole setback



**ALBERTA LAND SURVEYOR'S
REAL PROPERTY REPORT**

BY: CAMERON CHRISTIANSON, A.L.S. 2024

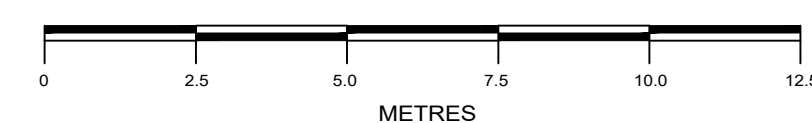
TO: [REDACTED]

LAWYER: (FILE:)

RE: LOT 6
BLOCK 2, PLAN 241 1229
TOWN OF BASSANO
317 ELEVENTH STREET NORTH
(the "Property")

Date of Survey: May 16, 2024
Date of Title Search: June 14, 2024
(A copy of which is attached hereto)

SCALE: 1:125



LEGEND

Distances are in metres and decimals of a metre.
Bearings are grid and are derived from GPS observations.
Measurements which pertain to Buildings refer to foundation unless shown otherwise.
Statutory Iron Post found in the past or with this survey are shown thus .
Calculated position is shown thus .
Fences if shown, are shown thus .
H stands for Height, m stands for Metres.
PP stands for Power Pole, UB stands for Utility Box

CERTIFICATION

I hereby certify that this report, which includes the attached plan and related survey was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property;
- no visible encroachments exist on the property from any improvements situated on an adjoining property;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property.

NOTES

No portable sheds existed on this property at time of survey.

PURPOSE

This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, a mortgage application and submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

Dated at Brooks, Alberta,
this 25th day of June, 2024.

Cameron Christianson, A.L.S.
(copyright reserved)

This document is not valid unless it bears an original signature of an Alberta Land Surveyor.

AREAS

Area of property is 2973.6 sq.m.
Area of building is 540.0 sq.m.
Lot Coverage is 18%