TOWN OF BASSANO
IN THE PROVINCE OF ALBERTA

BYLAW NO. 949/25

BEING a bylaw of the Town of Bassano in the Province of Alberta, to amend Bylaw No. 921/21, being the municipal Land Use Bylaw.

WHEREAS the Council of the Town of Bassano desires to add a new Direct Control Land Use District to Schedule 2 which outlines the specific uses, lots sizes, standards of development and the approval process for lands determined by Council that have the potential for a number of different uses and require flexibility that is not found in other land use districts in the bylaw as attached as Schedule "A".

AND WHEREAS the Council wishes to designate Lot 6, Block 52, Plan 151 0415 from "Medium Density Residential – R2" to "Direct Control" on the Land Use District Map found in Schedule 1 and as shown on Schedule "B" of the bylaw.

AND WHEREAS the Council wishes to add Section 8 to the Direct Control District which specifics consideration for development which include the foundation of the former water pump station located on Lot 6, Block 52, Plan 151 0415.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Town of Bassano in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule 2 of Land Use Bylaw 921/21 is amended to add a Direct Control – DC Land Use District as shown in Schedule "A", including specific development criteria found in Section 8 of the district.

2. That Lot 6, Block 52, Plan 151 0415 be designated as "Direct Control" on the Land Use District Map found in Schedule 1 and as shown on Schedule "B".

3. That Bylaw No. 921/21 being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 921/21 reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout

4. This bylaw shall come into force and effect upon third and final passing thereof.

READ a **first** time this 14 day of June, 2025.

Mayor – *Irvin Morey*

Chief Administrative Officer – *Amanda Davis*

READ a **second** time this 15 day of September, 2025

Mayor – *Irvin Morey*

Chief Administrative Officer – *Amanda Davis*

READ a **third** time and finally PASSED this 15 day of September, 2025.

Mayor – *Irvin Morey*

Chief Administrative Officer – *Amanda Davis*

SCHEDULE A

DIRECT CONTROL (DC) — DC

SECTION 1: PURPOSE

1.1 The general purpose and intent of the Direct Control District is to allow Council considerable flexibility and discretion to approve of uses on suitable sites that have the potential for a number of different land uses which may develop specific standards to ensure compatibility with surrounding uses.

SECTION 2: USES

2.1 Any use Council considers appropriate.

SECTION 3: MINIMUM LOT DIMENSIONS

3.1 At the discretion of Council.

SECTION 4: MINIMUM SETBACK REQUIREMENTS

4.1 At the discretion of Council.

SECTION 5: STANDARDS OF DEVELOPMENT

5.1 A detailed concept plan shall be submitted with the application to the satisfaction of Council.

SECTION 6: APPROVAL PROCEDURE

6.1 Before Council considers an application for a use or development in the Direct Control district, it shall:

(a) cause a notice to be issued by the Development Officer in accordance with Administration Section 35 of this bylaw;

(b) hear any persons that claim to be affected by the decision on the application.

6.2 Council may then approve the application with or without conditions or refuse the application.

6.3 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

SECTION 7: APPEAL PROCEDURE

7.1 Pursuant to section 685(4) of the MGA, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.

SITE SPECIFIC DIRECT CONTROL STANDARDS

The following sections contain site specific uses and development standards for those parcels of land within the municipality that have Direct Control designations.

SECTION 8: Lot 6, Block 52, Plan 151 0415

8.1 Permitted and discretionary uses are those uses deemed appropriate by Council.

8.2 The decision-making authority for permitted and discretionary uses shall be Council.

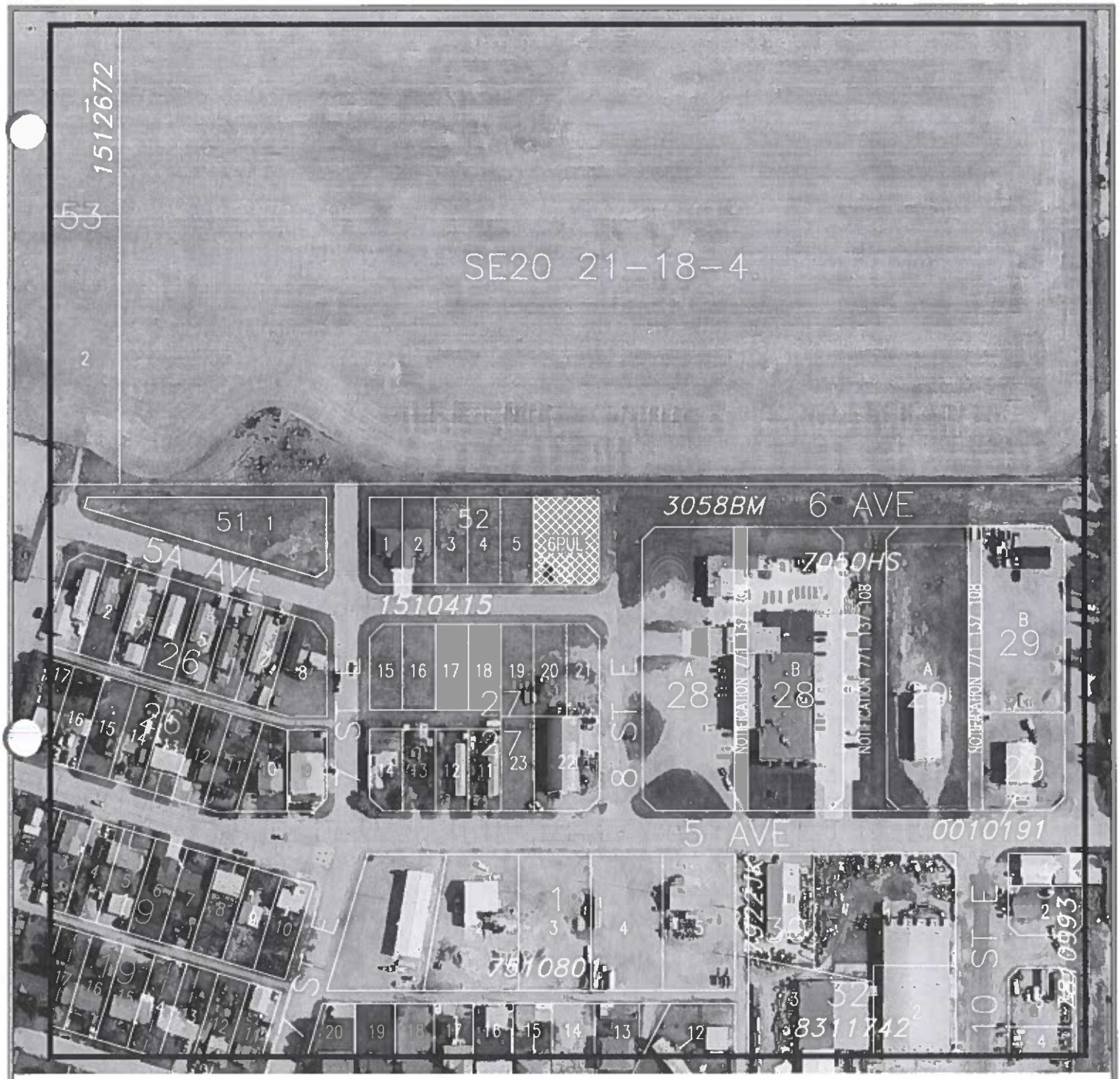
8.3 Standards of development shall be at the discretion of the Council and shall consider the following:

(a) the impact of proposed development on the former water pump facility foundation located on the subject lands;

(b) the existing adjacent uses;

(c) the provision of suitable servicing from municipal water and wastewater systems; and

(d) the provision of appropriate site access.



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Aerial Photo Date: May 27, 2021

FROM: Medium Density Residential - R2
TO: Direct Control - DC

LOT 6PUL, BLOCK 52, PLAN 1510415 WITHIN
NE 1/4 SEC 17, TWP 21, RGE18 , W 4 M
MUNICIPALITY: TOWN OF BASSANO
DATE: JULY 10, 2025

Bylaw #: 949/25

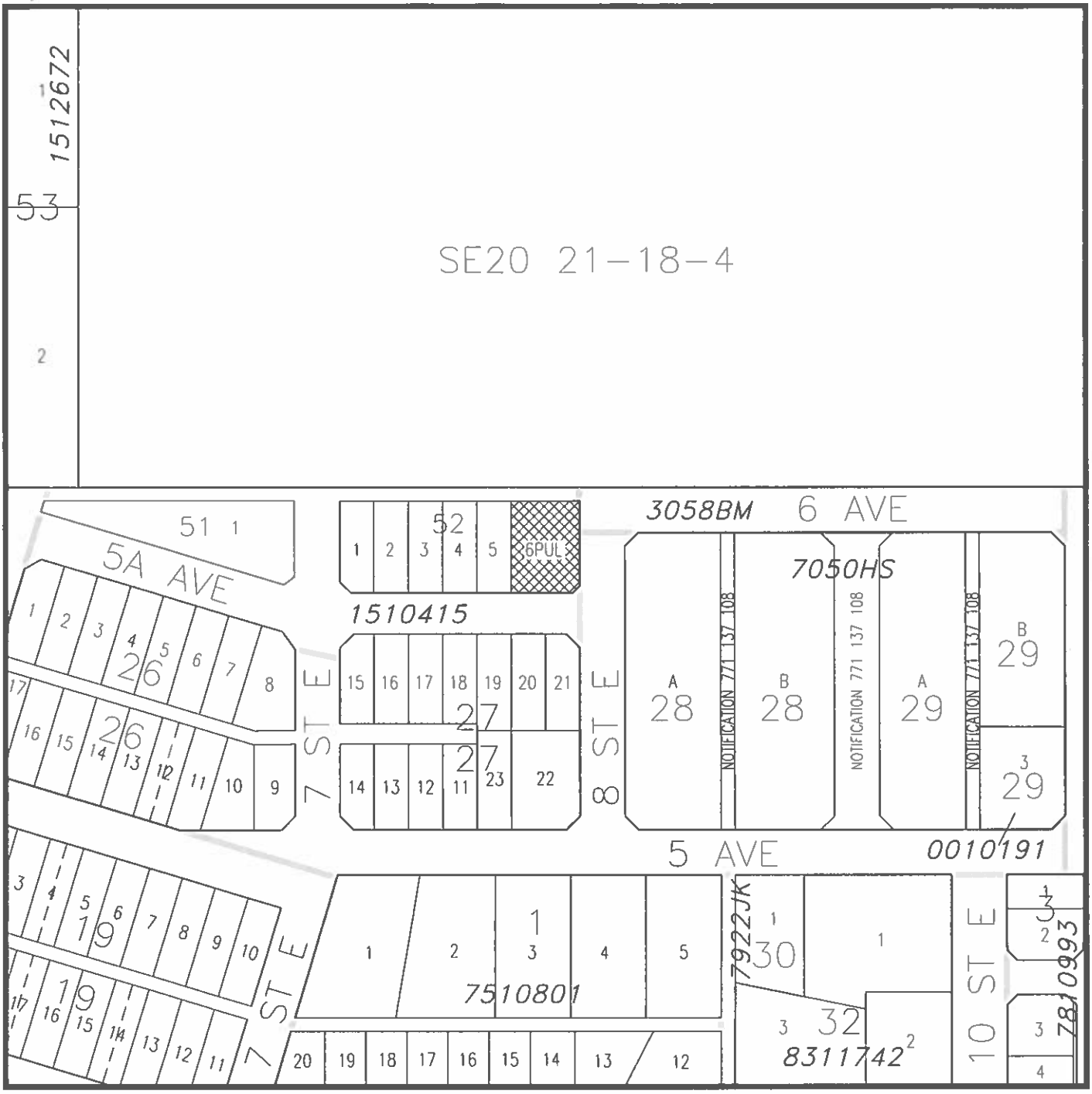
Date: Sept 15/25

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 10, 2025 N:\Newell-County\Bassano\Bassano LUD & Land Use Redesignations\Bassano Lot 6PUL, Block 52, Plan 1510415 (2025).dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Medium Density Residential - R2
TO: Direct Control - DC

LOT 6PUL, BLOCK 52, PLAN 1510415 WITHIN
NE 1/4 SEC 17, TWP 21, RGE18 , W 4 M
MUNICIPALITY: TOWN OF BASSANO
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