



Policy Title	BUILD Bassano – Airport Lot Development – Phase 2 Pricing Policy
Authority	Administration
Approved	Oct. 14, 2025 M#TOB138/25
Policy Number	P-TOB33/001-25
Review	To be reviewed every three years from the date of approval
Reviewed by/date	Oct. 14, 2025 by Council

Policy Statement

The Town will maintain an inventory of developable land at the Bassano Airport for business, pleasure, and recreational use to advance our 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.

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 maintains an inventory of developable land to serve a diverse population. The second phase of the airport development was initiated as part of the BUILD Bassano 2024 Development Project, initiated in 2024 and completed in 2025.

Definitions

BUILD Bassano 2024 Development Project – means a bundled project that was initiated and funded by the Town in 2024, concluded in 2025. The project had four parts, Part 1 – 822 – 5A Avenue (demolition of the former water pumphouse and site servicing/remediation), Part 2 – 702 – 5A Avenue (4 infill lots developed on the 5A Avenue triangle), Part 3 – Large Lot Acreage Subdivision South of the Tracks, and Part 4 – Airport Subdivision (phase 2 expansion and road development).

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

Council – means the elected body of the Town.

County – means the County of Newell.

Phase 2 Lots – refers to the 12 lots created as part of the 2024 BUILD Bassano Development Project contained within the subdivision of Block 1, Plan 791 144, Lots 6, 10, 16, 21 to 27, Block 2, plan 041 1757, and the road within Plan 041 1757 all of which is contained within the NW ¼ 20-21-18 W4M.

Town - means the incorporated municipality of Bassano.

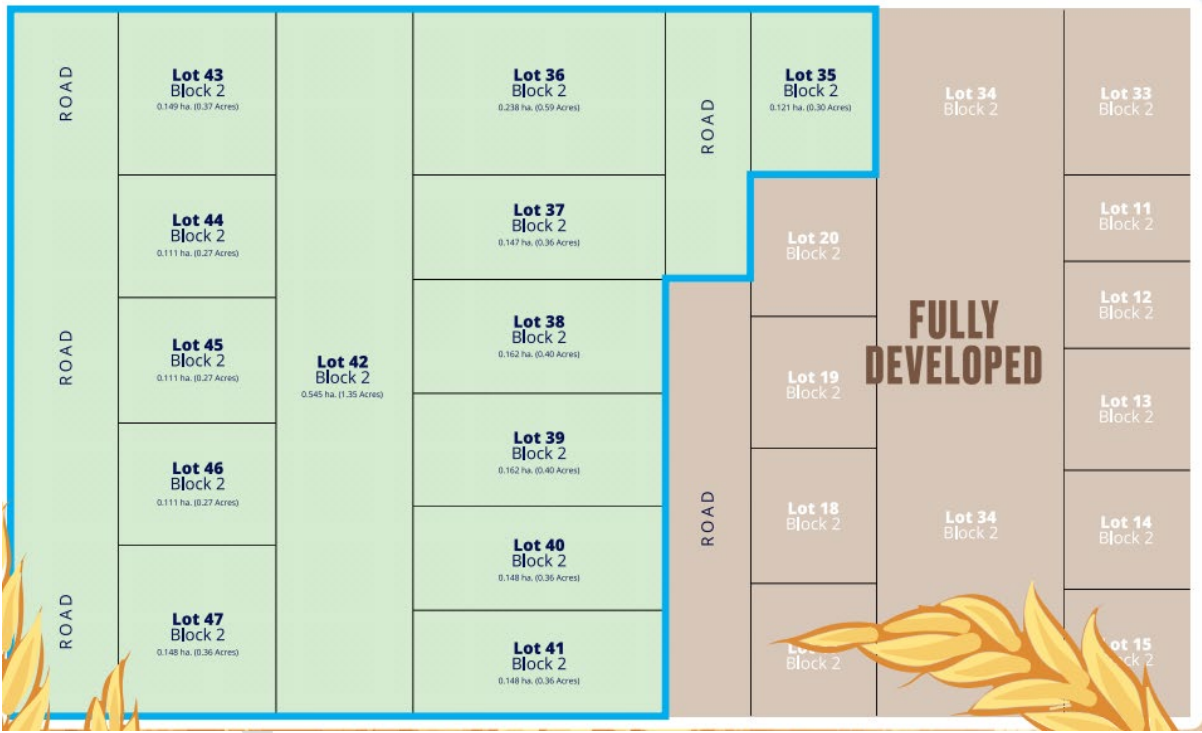
Responsibility

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

Vacant Land

The Town holds title to twelve (12) parcels of land (in Phase 2 Lots) publicly listed for sale and development as described and visualized below. Vacant land will be sold for development on a first come, first served basis.

Legal Address	Lot Size (SF)	Lot Price
Lot 43, Block 2	16,145	\$20,181.25
Lot 44, Block 2	11,840	\$14,800.00
Lot 45, Block 2	11,840	\$14,800.00
Lot 46, Block 2	11,840	\$14,800.00
Lot 47, Block 2	16,145	\$20,181.25
Lot 36, Block 2	25,833	\$32,291.25
Lot 37, Block 2	16,145	\$20,181.25
Lot 38, Block 2	17,222	\$21,527.50
Lot 39, Block 2	17,222	\$21,527.50
Lot 40, Block 2	16,145	\$20,181.25
Lot 41, Block 2	16,145	\$20,181.25
Lot 35, Block 2	12,916	\$16,145.00



Process

1. Each parcel of vacant land is available for purchase at \$1.25/SF plus GST through the Town.
2. Vacant land must be developed within twenty-four (24) months of purchase and completed in accordance with the County of Newell’s Land Use Bylaw as follows.

- a. The Town owns the vacant land; however, the airport is located within the County. The County maintains development controls at the airport. This means, the Town sells the land for development, and the purchaser obtains development permit(s) from the County.
 - b. The purchaser must enter into a Sales Agreement with the Town for each parcel of vacant land and build a taxable improvement in accordance with the County's Land Use Bylaw within twenty-four (24) months of closing.
 - c. Vacant land is unserviced. Serving costs are the responsibility of the purchaser. Water, power, and gas are accessible through respective entities at airport.
 - d. Failure to complete development within twenty-four (24) months of closing will result in the land being recovered by the Town and the purchaser forfeiting five thousand dollars (\$5,000.00) plus costs.
 - e. The purchaser is immediately responsible for proper care of the land upon closing which includes but is not limited to the regular maintenance of vegetation control.
3. The CAO will provide monthly updates to Council regarding sales of airport lots where applicable including any land recovery.

Accounting Process

Airport accounting shall be managed by the CAO or their designate.

1. The second phase of the airport development was initiated and funded by the Town as a municipal improvement project. Capital costs were allocated from reserves. Upon the sale of airport lots, all municipal reserve accounts that were debited shall be replenished with the full capital costs in accordance with the BUILD Bassano 2024 Development Project accounting.
 - a. Once capital costs are fully replenished, airport land sales revenue shall be transferred to municipal Land and Development Reserve as established by the Town.
2. The CAO will provide annual reporting to Council regarding the status of the BUILD Bassano 2024 Development Project accounting replenishment, and any new airport land sales revenue being transferred to the Land and Development Reserve.

Attachments

1. Appendix A – Airport Survey Plan (Phase 2)

END OF POLICY

