



Policy Title	BUILD Bassano – 5A Avenue Infill Lots and Pricing Policy
Authority	Administration
Approved (Dates/Motion #)	Oct. 14, 2025 M#TOB138/25
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Review	To be reviewed every three years from the date of approval
Reviewed by/date	October 14, 2025

Policy Statement

The Town will maintain an inventory of developable land 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 has a complete housing stock to serve a diverse population. Setting the stage to accommodate a complete housing stock begins with an inventory of developable land that accommodates varied building types.

5A Avenue infill lots were initiated as part of the BUILD Bassano 2024 Development Project, planned in 2024 and completed in 2025.

Definitions

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

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.

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

Manufactured Home (MF) – as defined in the LUB 921/21 means a dwelling unit built at an off-site manufacturing facility in conformance with CSA standards and Alberta Building Code. The unit is constructed with an integrated frame for placement on a surface mount foundation and designed in one or two sections for transport, whether on its wheels or a transport trailer. The unit arrives at the site where it is to be deemed complete and ready for occupancy, except for incidental operations

such as placement on an acceptable foundation and removal of any hitch and/or wheels. For the purpose of policy, MF is commonly referred to as a mobile home.

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.

Responsibility

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

Infill Vacant Land

The Town holds title to five (5) parcels of infill vacant land publicly listed for sale and development as described below. Vacant land will be sold for development on a first come, first served basis, and are serviced with municipal water and sewer to the property line. Lot prices are set at fair market value.

Civic Address	Legal Description	Land Use District	Lot Price
716 – 5A Avenue	Plan 251 0543, Block 51, Lot 3	RM	\$20,200
720 – 5A Avenue	Plan 251 0543, Block 51, Lot 4	RM	\$19,704
726 – 5A Avenue	Plan 251 0543, Block 51, Lot 5	RM	\$22,600
730 – 5A Avenue	Plan 251 0543, Block 51, Lot 6	R2	\$32,730
822 – 5A Avenue	Plan 151 0415, Block 52, Lot 6	DC	\$20,000

Intended Use and Design

Residential Manufactured (RM)

- Infill lots within the RM districted were designed to accommodate small homes under 1,000 square feet.

Medium Density Residential (R2)

- The R2 infill lot was designed to accommodate multi-unit developments like a duplex, triplex, or rowhouse.

Direct Control

- The DC infill lot may accommodate a variety of different uses that may be industrial, commercial, or residential. Given the site restriction with a partial foundation from the former water pumphouse, development is site specific.

Development on any of the infill lots are not required to align with the intended use as described. Development must however always be in alignment with the applicable district within the Town's Land Use Bylaw.

Process

1. Vacant land must be developed within twenty-four (24) months of purchase and completed in accordance with the Land Use Bylaw as follows.
 - a. 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 Town's Land Use Bylaw within twenty-four (24) months of closing.
 - b. 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.
 - c. 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.
2. The CAO will provide monthly updates to Council regarding sales of infill lots where applicable including any land recovery.

Municipal Tax Credit

1. A municipal tax credit is applied to the developed property (at occupancy) based on an improved property assessment. The property assessment is determined by the Town's assessor. Property assessment is not fair market value.

To be eligible for the municipal tax credit, the property's assessment must reach a minimum of 200,000 (excluding land), be on a permanent and fixed foundation as shown in Table 1.

Property Assessment	Tax Credit Applied
Minimum assessment 200,000	\$7,500
Assessment between 200,000 and 450,000	\$10,000
Assessment over 450,000	\$15,000

Table 1. Infill Tax Credit Chart

2. Development must result in taxable improvements only. Non-taxable improvements such as farm buildings, schools, and churches are not eligible.
3. All developments must be of high quality in accordance with the Land Use Bylaw.
4. To be eligible for the infill land development tax credit incentive, the applicant must be in good standing with the Town.

5. The CAO shall administer the infill land development tax credit incentive. The CAO shall provide a written report to council each month related to the administration of this policy where applicable. Council shall pass a motion for each municipal tax credit applied to each property sold and developed under this policy, each year until the municipal tax credit is fully expended at each specific location.

Exemptions

MF are exempt from any tax and/or development incentive described in the policy.

Accounting Process

Infill vacant land accounting shall be managed by the CAO or their designate.

1. The infill lot development was initiated and funded by the Town as a municipal improvement project. Capital costs were allocated from reserves. Upon the sale of the infill 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, infill 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 infill land sales revenue being transferred to the Land and Development Reserve.

Supporting Plans

1. Town of Bassano Strategic Plan 2019-2026
2. Economic Enrichment Strategy 2021
3. Municipal Development Plan 910/20
4. Land Use Bylaw 921/21
5. Beautify Bassano Initiative 2018

END OF POLICY