BYLAW NO. 929/22
Land Use Bylaw Amendment
of the
TOWN OF BASSANO
In the Province of Alberta

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 Town of Bassano Council wishes to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

LOT 13, BLOCK 1, PLAN 941 0672
WITHIN THE SOUTHEAST SECTION 19, TOWNSHIP 21, RANGE 18, WEST OF THE 4TH MERIDIAN

AND WHEREAS the purpose of proposed Bylaw No. 929/22 is to redesignate the above-noted lands from "Residential – R1" to "Parks and Recreation - PR".

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, 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:

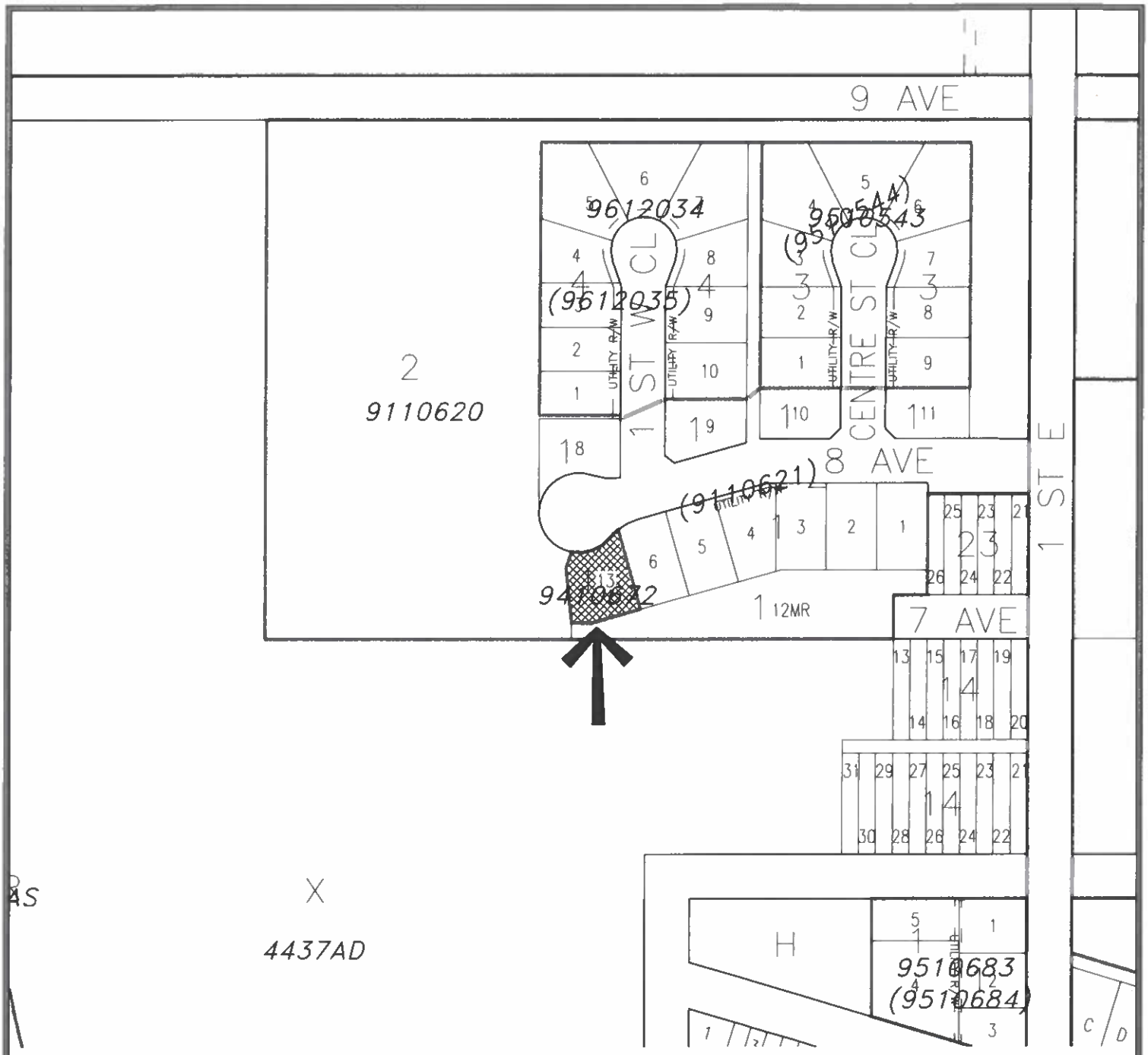
1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 921/21is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 12 day of December, 2022
READ a **second** time this 23 day of January, 2023
READ a **third** time and passed this 23 day of January, 2023

Mayor – *Irvin Morey*

Chief Administrative Officer – *Amanda Davis*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RESIDENTIAL (R1)
TO: PARKS AND RECREATION (PR)

LOT 13, BLOCK 1, PLAN 9410672
WITHIN SE 1/4 SEC 19, TWP 21, RGE 18, W 4 M

MUNICIPALITY: TOWN OF BASSANO
DATE: NOVEMBER 22, 2022

Bylaw #: 929122
Date: Jan 23123

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

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"

November 22, 2022 N:\Newell-County\Bassano\Bassano LUD & Land Use Redesignations\LUDRedesignations\Town of Bassano – Lot 13; Block 1, Plan 9410672.dwg

BYLAW NO. 940/24
Land Use Bylaw Amendment
of the
TOWN OF BASSANO

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 Town of Bassano Council wishes to redesignate a portion of land from "Residential Manufactured Home- RM" to "Parks and Recreation – PR", "Residential – R1" and "Residential – R2" within the municipality for the purpose of future residential development and park space as shown on the map in Schedule 'A' attached hereto and legally described as:

LOT 1, BLOCK 51, PLAN 151 0415
WITHIN THE NORTHEAST SECTION 17, TOWNSHIP 21, RANGE 18, WEST OF THE 4TH MERIDIAN

WHEREAS the Town of Bassano Council wishes to redesignate lands from "Public Institutional – PI" to "Industrial - I" within the municipality for the purpose of future redevelopment of the former firehall as shown on the map in Schedule 'B' attached hereto and legally described as:

LOT 1, BLOCK 1, PLAN 751 0801
WITHIN THE NORTHEAST SECTION 17, TOWNSHIP 21, RANGE 18, WEST OF THE 4TH MERIDIAN

WHEREAS the Town of Bassano Council wishes to redesignate the lands from "Industrial - I" to "Public Institutional – PI" within the municipality for the purpose of developing a new firehall as shown on the map in Schedule 'C' attached hereto and legally described as:

LOT 2, BLOCK 2, PLAN 751 0019 AND A PORTION OF LOT 5, BLOCK 2, PLAN 051 3203
WITHIN THE NORTHEAST SECTION 17, TOWNSHIP 21, RANGE 18, WEST OF THE 4TH MERIDIAN

WHEREAS the Town of Bassano Council wishes to redesignate a former lane which has been closed by bylaw to "Industrial - I" to "Public Institutional – PI" within the municipality for the purpose of consolidating the lands into adjacent parcels as shown on the map in Schedule 'C' attached hereto and legally described as:

THE CLOSED LANE BETWEEN LOT 2 AND LOT 3, BLOCK 2, PLAN 7510019 AND LOT 5, BLOCK 2, PLAN 0513203 WITHIN THE NORTHEAST SECTION 17, TOWNSHIP 21, RANGE 18, WEST OF THE 4TH MERIDIAN

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, 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. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. Lands, illustrated on the map in Schedule 'B' and legally described above shall be redesignated.
3. Lands, illustrated on the map in Schedule 'C' and legally described above shall be redesignated.
4. The Land Use District Map shall be amended to reflect this redesignation.
5. Bylaw No. 921/21 is hereby amended and consolidated.
6. This bylaw shall come into effect upon third and final reading hereof.

This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 10 day of June 2024.

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

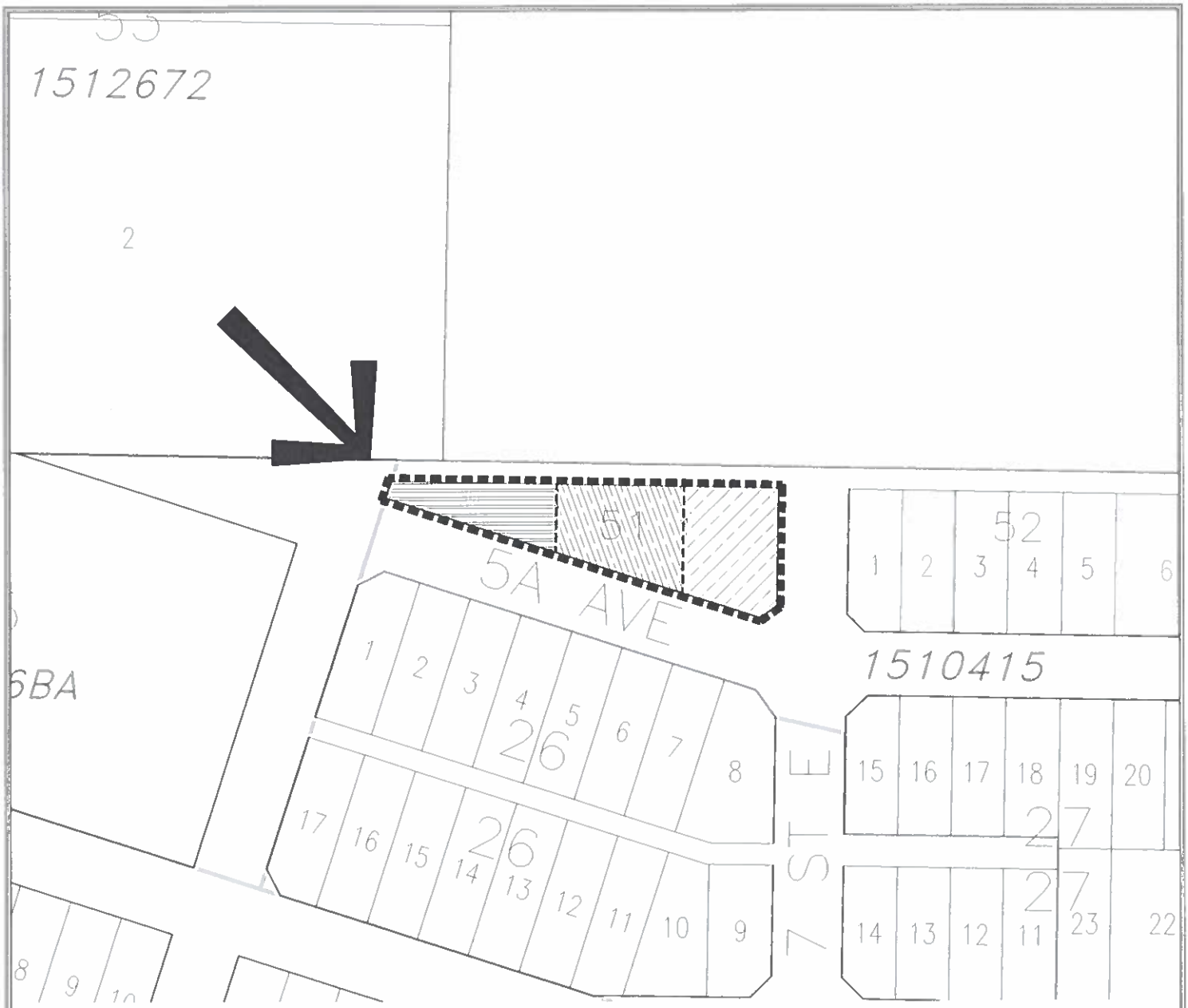
Moved by ***Councillor Miller*** *that council gives second reading to Bylaw 940/24 as amended whereby Schedule A does not include "From: Residential Manufactured Home (RM) To: Residential (R1)" meaning the stated area of lands remain as RM.*

READ a **second** time this 29 day of July 2024.

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

READ a **third** time and passed this 29 day of July 2024

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 940124
Date: July 2 2024

PORTIONS OF LOT 1, BLOCK 51, PLAN 1510415

FROM: RESIDENTIAL MANUFACTURED HOME (RM)
TO: PARKS AND RECREATION (PR)

FROM: RESIDENTIAL MANUFACTURED HOME (RM). No change
~~TO: RESIDENTIAL (R1)~~

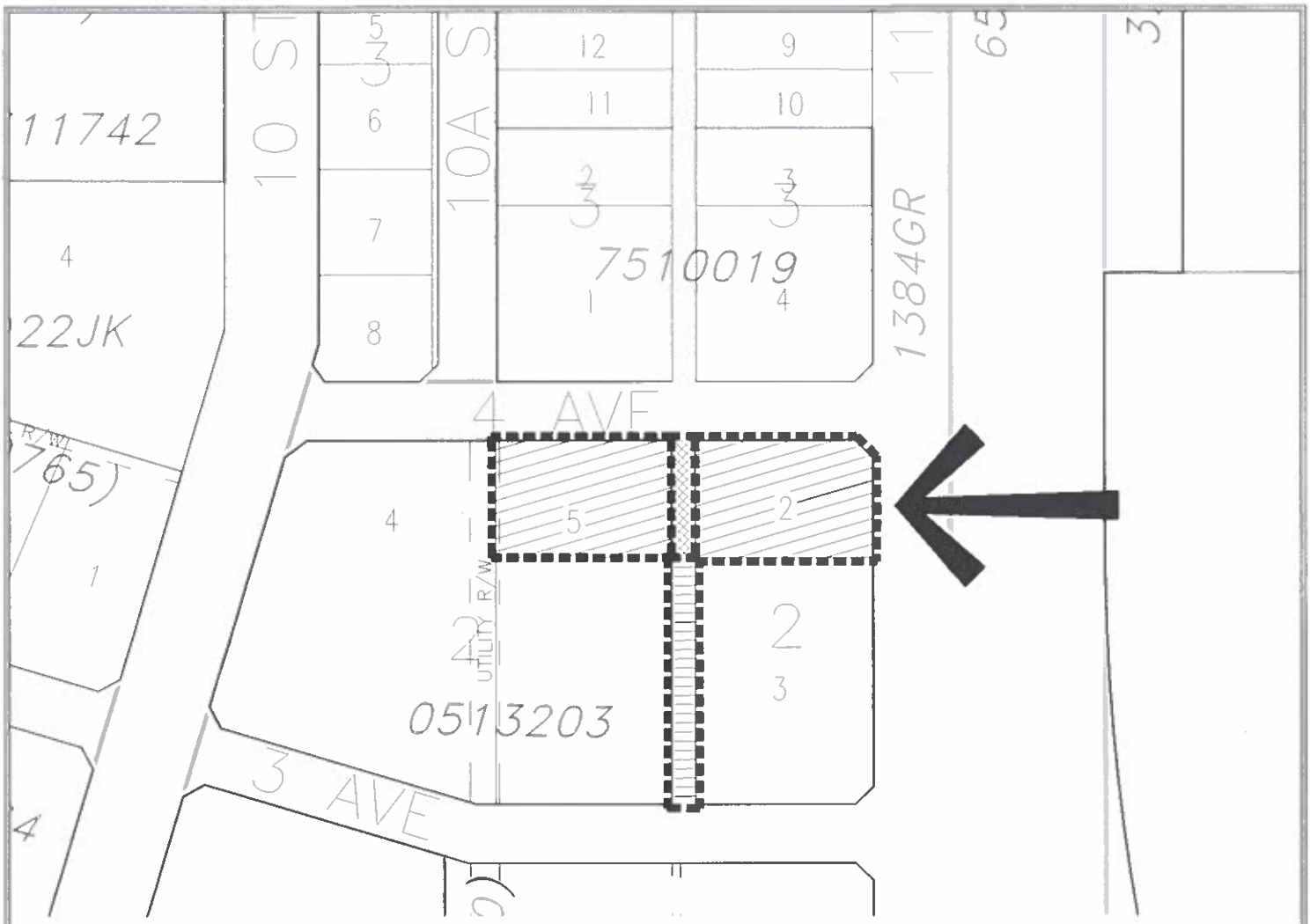
FROM: RESIDENTIAL MANUFACTURED HOME (RM).
TO: RESIDENTIAL (R2)

WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M
MUNICIPALITY: TOWN OF BASSANO
DATE: JUNE 6, 2024

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"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 06, 2024 N:\Newell-County\Bassano\Bassano LUD & Land Use Redesignations\Bassano- Town Redesignation - Multiple.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'C'

Bylaw #: 940124
Date: July 29, 2024

LOT 2, BLOCK 2, PLAN 7510019 AND
PORTION OF LOT 5, BLOCK 2, PLAN 0513203
FROM: INDUSTRIAL (I)
TO: PUBLIC AND INSTITUTIONAL (PI)

PORTION OF LANE
BETWEEN LOT 2, BLOCK 2, PLAN 7510019 AND
LOT 5, BLOCK 2, PLAN 0513203
FROM: NO LAND USE
TO: PUBLIC AND INSTITUTIONAL (PI)

BETWEEN LOT 3, BLOCK 2, PLAN 7510019 AND
LOT 5, BLOCK 2, PLAN 0513203
FROM: NO LAND USE
TO: INDUSTRIAL (I)

WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M
MUNICIPALITY: TOWN OF BASSANO
DATE: JUNE 6, 2024

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
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OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 06, 2024 N:\Newell-County\Bassano\Bassano LUD & Land Use Redesignations\Bassano- Town Redesignation - Multiple.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'B'

LOT 1, BLOCK 1, PLAN 7510801

Bylaw #: 940124

Date: July 29, 2024

FROM: PUBLIC AND INSTITUTIONAL (PI)
TO: INDUSTRIAL (I)

WITHIN NE 1/4 SEC 17, TWP 21, RGE 18, W 4 M
MUNICIPALITY: TOWN OF BASSANO
DATE: JUNE 6, 2024

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"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 06, 2024 N:\Newell-County\Bassano\Bassano LUD & Land Use Redesignations\Bassano- Town Redesignation - Multiple.dwg

TOWN OF BASSANO
IN THE PROVINCE OF ALBERTA

BYLAW NO. 942/24

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 Town Council wishes to update the Land Use Bylaw with minor changes the R3 Large Lot Residential Land Use District by adding and deleting uses listed in the district.

AND WHEREAS the purpose of proposed Bylaw No. 942/24 is to undertake a series of amendments as summarized:

- add the use ***"Shipping Container, permanent"*** as a discretionary use (Development Officer) within the Large Lot Residential – R3 Land Use District, Section 2: Uses.
- delete the use **"Modular home"** as a discretionary use (Development Officer) and the use as a permitted use within the Large Lot Residential – R3 Land Use District, Section 2: Uses.

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, Large Lot Residential – R3 Land Use District, Section 2 of Land Use Bylaw 921/21 is amended add the use ***"Shipping Container, permanent"*** as a discretionary use (Development Officer).
2. That Schedule 2, Large Lot Residential – R3 Land Use District, Section 2 of Land Use Bylaw 921/21 is amended delete the use **"Modular home"** as a discretionary use (Development Officer) and add the use as a permitted use.
3. This bylaw shall come into effect upon third and final reading hereof.
4. Bylaw No. 921/21 is hereby amended and consolidated.

READ a ~~first~~ time this 9 day of December, 2024.

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

READ a ~~second~~ time this 10 day of February, 2025

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

READ a **third** time and finally PASSED this 10 day of February, 2025.

Mayor – *Irvin Morey*

Chief Administrative Officer – *Amanda Davis*

TOWN OF BASSANO
IN THE PROVINCE OF ALBERTA

BYLAW NO. 945/25

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 reduce the minimum floor area requirement for single-unit dwellings proposed to be developed within the Large Lot Residential - R3 Land Use District;

AND WHEREAS the general purpose of the proposed amendment is to reduce the minimum required floor area of single-unit dwellings found in Schedule 2, Large Lot Residential – R3, Section 5 from 167.2 m^2 (1,800 ft^2) to 130.06 m^2 (1,400 ft^2).

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, Large Lot Residential – R3 Land Use District, Section 5 of Land Use Bylaw 921/21 is amended to reduce the minimum required floor area of single-unit dwellings as indicated in the table from 167.2 m^2 (1,800 ft^2) to130.06 m^2 (1,400 ft^2).

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

3. Bylaw No. 921/21 is hereby amended and consolidated.

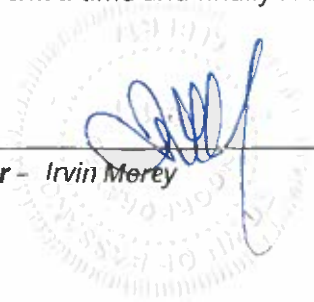
READ a **first** time this 10 day of February, 2025.

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

READ a **second** time this 10 day of March, 2025

Mayor – *Irvin Morey* ***Chief Administrative Officer*** – *Amanda Davis*

READ a **third** time and finally PASSED this 10 day of March, 2025.



Mayor – *Irvin Merey*

Chief Administrative Officer – *Amanda Davis*

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.

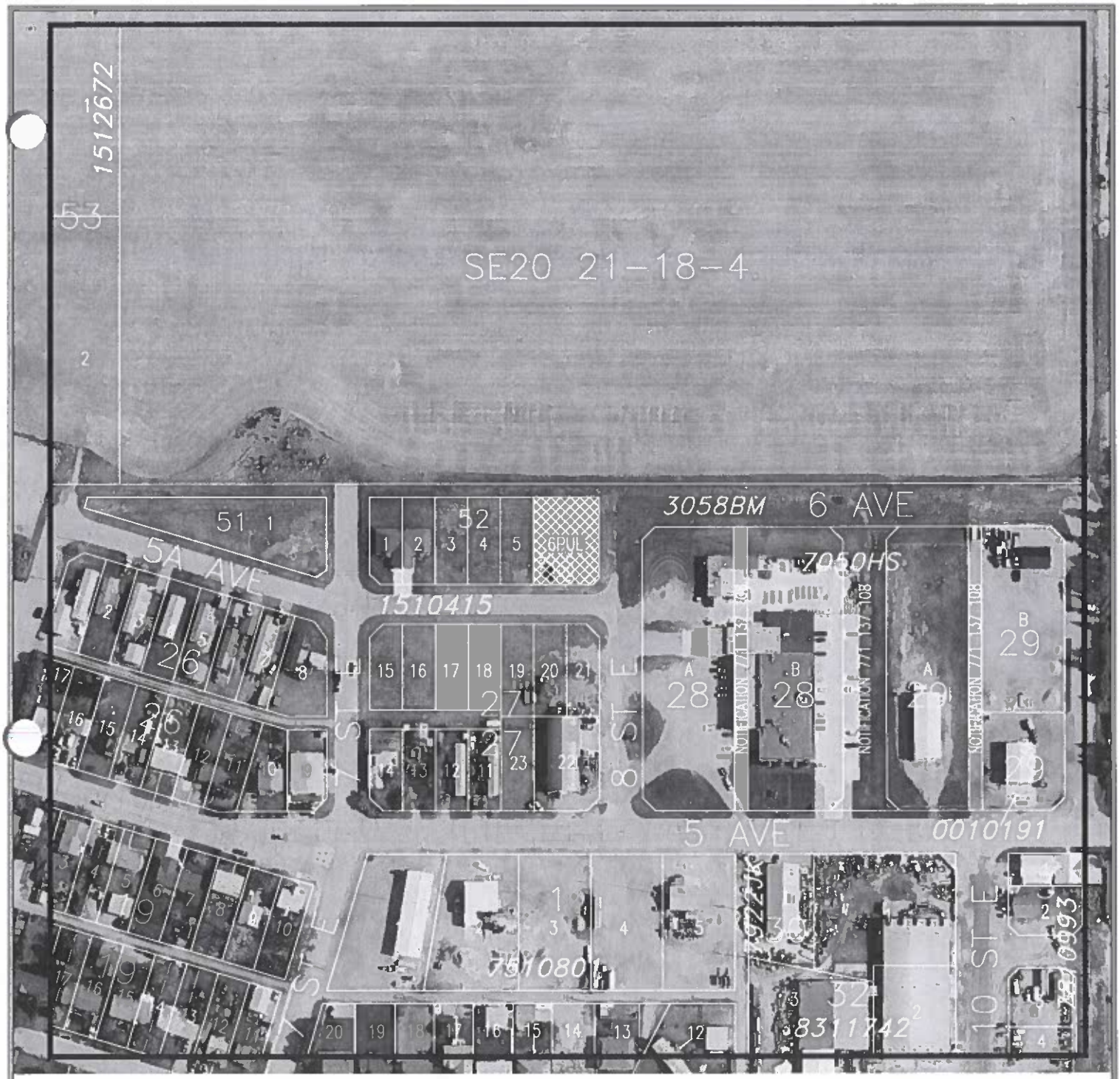
8.3 Standards of development shall be at the discretion of the Council and shall consider the following:

(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
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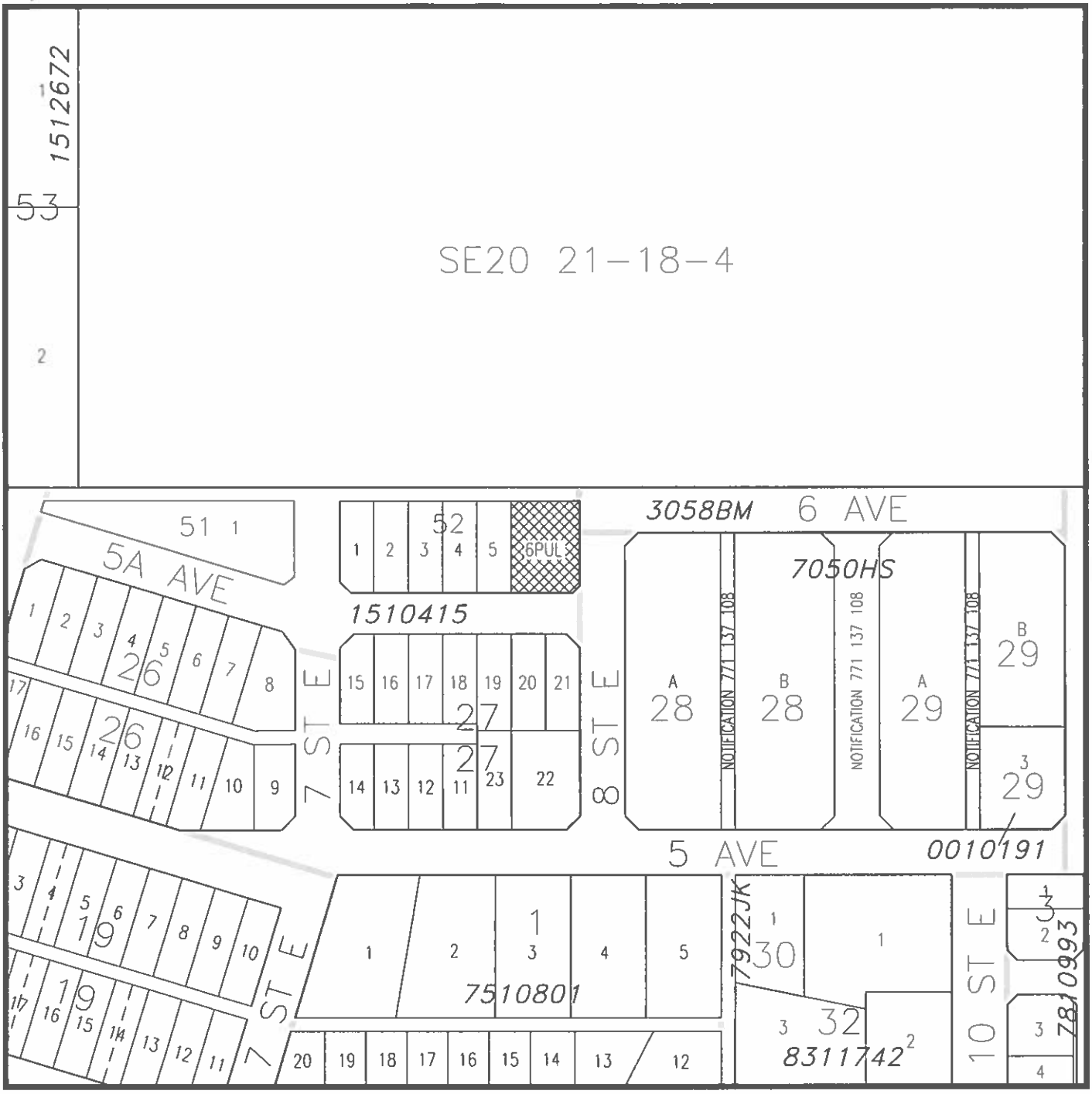

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

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
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

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