

B A S S A N O



MUNICIPAL DEVELOPMENT PLAN

BYLAW 910-20 – DECEMBER 2020



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Prepared for the Town of Bassano

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PART 1: INTRODUCTION

1.1 ROLE AND CONTENT OF THE PLAN

A Municipal Development Plan (MDP or Plan) is a long-range planning document that outlines a vision for a community's future. The purpose of this Plan is to express how the Town of Bassano imagines its future and what actions are needed to create a complete, sustainable community.

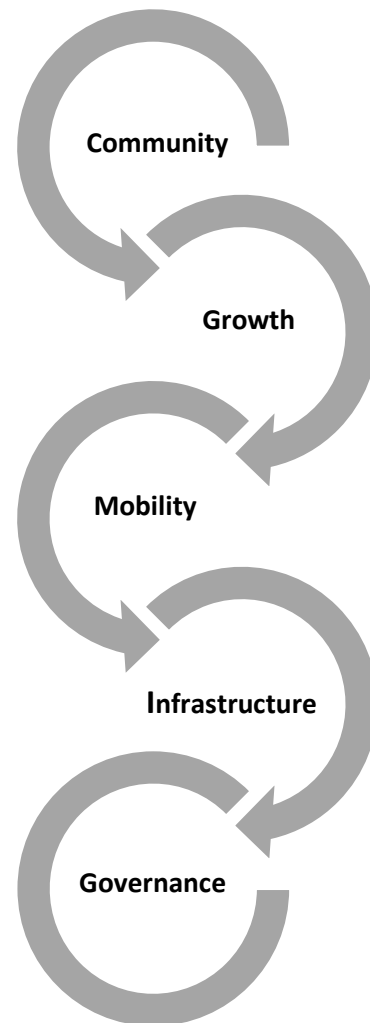
The content of this MDP is designed to provide a roadmap for growth of the community, as well as the financial and social well-being of Bassano. The policies in this plan should guide the Town's actions, inform development and management decisions and act as a blueprint to building the Bassano that the community envisions. All statutory planning documents, including Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs) and the Land Use Bylaw (LUB), must be consistent with the policies contained within this Plan.

The Plan is split into the following 5 sections that define goals and establish policies to guide the future of the Town of Bassano:

- ▶ **Part 2: Community**
- ▶ **Part 3: Growth**
- ▶ **Part 4: Mobility**
- ▶ **Part 5: Infrastructure**
- ▶ **Part 6: Governance**

The *Municipal Government Act* (MGA) outlines the following items that must be addressed in a MDP:

- the future land use within the municipality;
- the manner of and the proposals for future development within the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities;
- the provision of municipal services and facilities either generally or specifically;
- policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities; and
- policies respecting the protection of agricultural operations.



The MGA also states that MDPs may address the following:

- proposals for the financing and programming of municipal infrastructure;
- the coordination of municipal programs relating to the physical, social, and economic development of the municipality;
- environmental matters within the municipality;
- the financial resources of the municipality;
- the economic development of the municipality;
- the municipality’s development constraints, including the results of any development studies and impact;
- analysis, goals, objectives, targets, planning policies and corporate strategies; and
- any other matter relating to the physical, social or economic development of the municipality.

1.2 PLANNING CONTEXT

The MDP should not be interpreted as a stand alone document, but rather an integral component of a larger context of provincial, regional and municipal documents and regulations that together guide land use planning and provide consistency for municipalities throughout Alberta (see Figure 1).

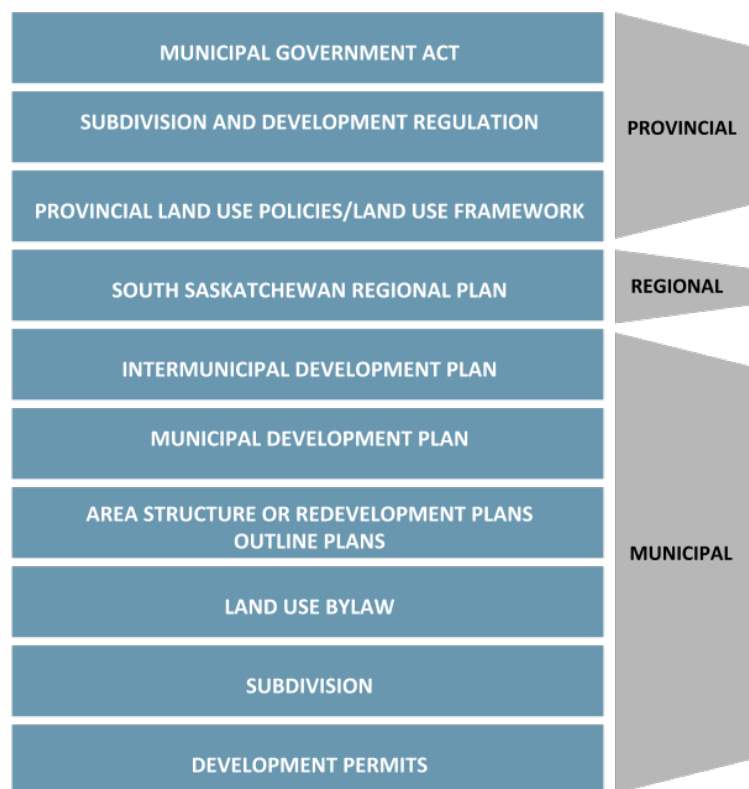
Provincial Realm

The *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)* sets out the legislative framework for planning in Alberta. Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals, and ensure that the public is involved with planning at a local level.

Regional Realm

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument developed pursuant to section 13 of the *Alberta Land Stewardship Act*. The SSRP uses a cumulative effect management approach to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South

FIGURE 1: PLANNING REALMS AND PROCESS



Saskatchewan Region until 2024. A community's MDP must comply with the SSRP, which came into effect on September 1, 2014.

Municipal Realm

An MDP does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Town, including:

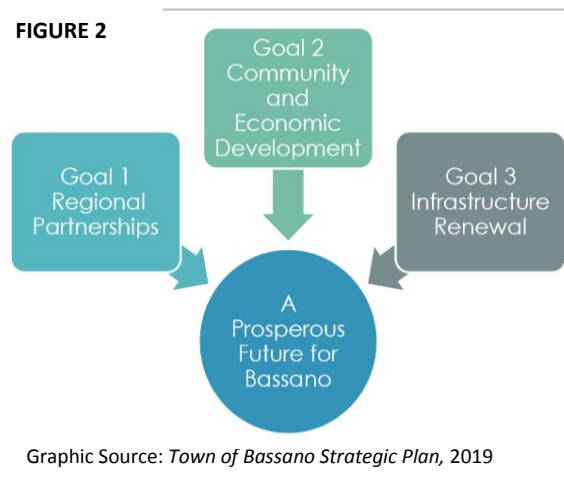
- Town of Bassano Strategic Plan
- Intergeneration and Multigenerational Project Bassano
- Town of Bassano Integrated Community Sustainability Plan
- Beautify Bassano Initiative
- Town of Bassano Infrastructure Master Plan 2018 Update
- Town of Bassano Land Use Bylaw No. 845-13
- Town of Bassano & County of Newell Intermunicipal Development Plan Bylaw No. 855-15

Town of Bassano Strategic Plan 2019-2025

In 2018, a comprehensive strategic planning and visioning exercise was completed by Town Council to identify where the elected body wanted to see the community in the future. The process resulted in the development of a shared vision and an understanding of how the decisions Council members make could influence the trajectory of the community.

A plan outline was presented at a town hall meeting in 2018 and the public engagement session confirmed Town Council's vision and plan for Bassano. In 2019, the Mayor and Council developed a plan of action to enable the implementation of three overarching goals, as depicted in Figure 2, which include regional partnerships, community and economic development and infrastructure renewal.

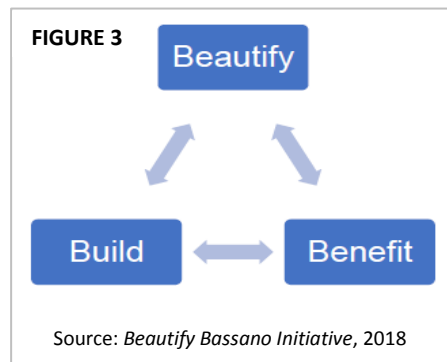
FIGURE 2



Beautify Bassano Initiative

In 2018, Town Council adopted the *Beautify Bassano Initiative (BBI)* which has the overall purpose “to improve the competitive nature of the town to attract investment, to maintain or reduce local taxes, to improve the quality of life for residents and to focus on long-term viability of the community”. The strategy focuses on three key components found in Figure 3: beautify, build, benefit. The *Beautify Bassano Initiative* is to be implemented over the course of five years utilizing a phased approach. Initially, emphasis will be on entry points to the community and major arterials, whereas later stages will focus on specific districts within the Town.

FIGURE 3



Bassano 2030 Integrated Community Sustainability Plan (ICSP)

The Integrated Community Sustainability Plan prepared by Reedy Municipal Consulting was developed using a series of principles including that the ICSP ought to be reflective of the needs of the community, must have a means to measure success, identify short, medium, and long term actions, be concise, and be functional to serve as an on-going living document. Many of the key community systems identified in the ICSP are also the focus of policies within the MDP.

Intergenerational and Multigenerational Project Bassano

During 2019 and 2020, the Town worked with consultants to brainstorm ways to bring people and economic activity to Bassano. The Intergenerational and Multigenerational Project was a series of reports that provides tactics for encouraging innovation in housing and jobs with the aim of providing age friendly housing and attracting people and investment into the community. The reports identified specific actions that the Town could implement to achieve its strategic goals, including increasing opportunities for secondary suites and detached accessory dwellings, creating a downtown innovation district that accommodates live/work arrangements, and developing a multigeneration pilot housing project. The MDP supports the strategies outlined in these reports.

1.3 COMMUNITY PROFILE

Location

The Town of Bassano is situated in one of Southern Alberta's prime agricultural areas located within the northwestern portion of the County of Newell (see Figure 4). With its optimal location along the Trans-Canada Highway, the Town is situated approximately 140 kilometers east of Calgary and 160 kilometers northwest of Medicine Hat. Bassano contains a CPR line that runs through the south portion of the community which is still active today. Education, healthcare, recreational facilities, and social services are easily accessible for residents. The low cost of utilities, land, and real estate make Bassano a very affordable community to live in.



The local economy is primarily driven by the agriculture and related services industries and energy exploration. Tourism also generates significant revenue for the Town. Continuing community and economic development is a top priority for Bassano. The Town seeks to balance economic growth with sustainability and looks forward to incorporating technology as a key cornerstone of future development.

FIGURE 5: HISTORIC BASSANO



Photo Source: <http://www.prairie-towns.com/bassano-images.html> (2019)

History

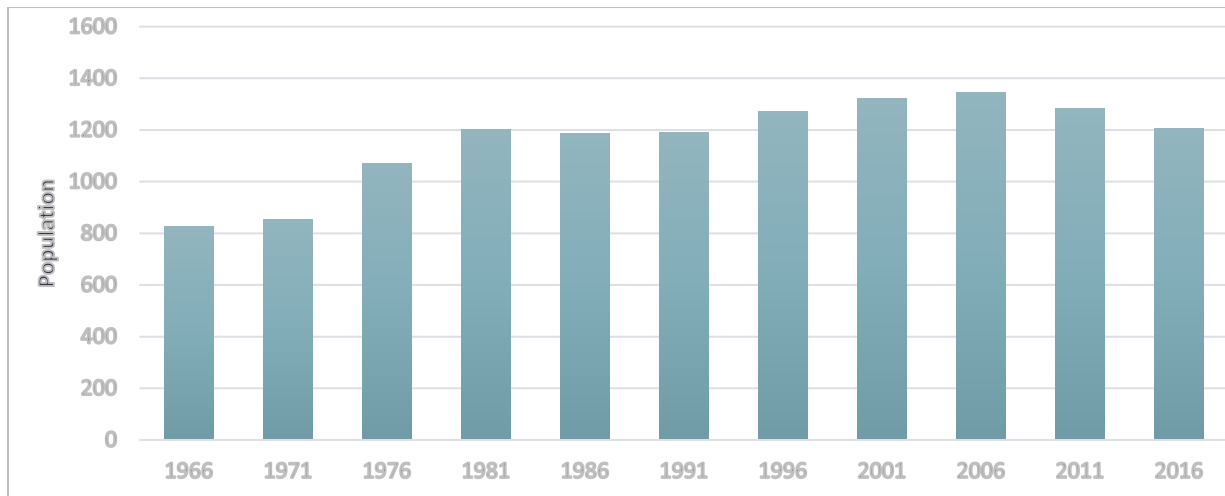
The Town was originally named after Italian native and CPR shareholder, Marquis de Bassano. The Canadian Pacific Railway Company began the construction of the railway line in Bassano in 1883 and settlers from Eastern Canada arrived soon after. Development slowly occurred in the area as homesteaders arrived, however, the CPR had bigger plans to bring in more settlers and business. To make the area more attractive, the construction of the irrigation dam began in 1910 which was the turning point for the small community and brought in an influx of settlers. Soon after in 1910, the small hamlet was incorporated as a village and achieved Town status in 1911. The irrigation dam was completed in 1914. Water was then supplied to farmers in the area and steadily brought more families to Bassano for the luxury of irrigated farmland. Over the next 10 years, as the Town continued to grow steadily, plans were made for the construction of residences, businesses, parks, and infrastructure. However, the initial boom in population and development in Bassano ended with the Great Depression. Less influential boom and bust periods occurred in a cyclical fashion throughout the following decades. Bassano’s historic agricultural roots continue to provide a source of prosperity and today’s advancing technology and irrigation practices provide hope for continued growth.

Demographics



The Town of Bassano has experienced a slow but steady growth within the community over the past fifty years. Between 1991 and 2006, the Town experienced an increase from 1190 people in 1991 to 1345 people in 2006. In the past ten years, however, the Town has had an average annual decline of 1%. Overall, Bassano has an average annual growth of 0.8% based on its historical population data from 1966 to 2016.

Chart 1: Town of Bassano Historic Population (1966-2016)

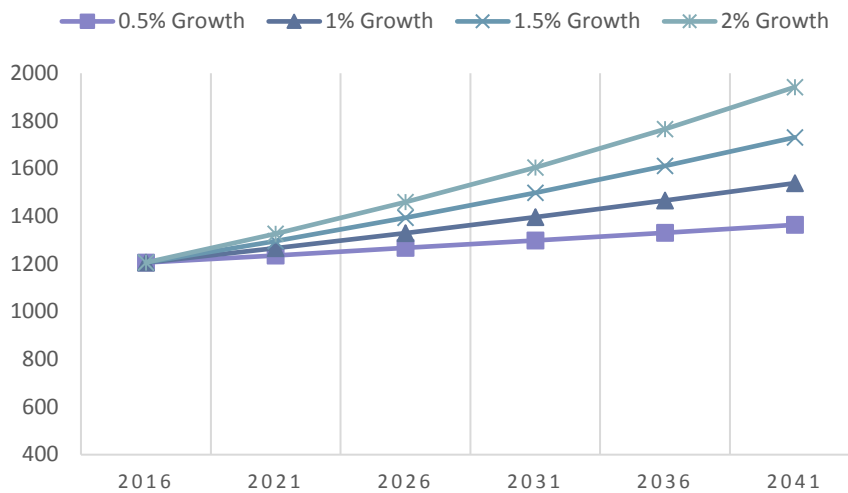


Source: Alberta Municipal Affairs, 1966-2016

Population Projections

A 20-year growth forecast was prepared for the Town of Bassano (see Chart 2) using the annual percentage growth method of population forecasting and four different growth rates: slow (0.5 %), average (1.0 %), moderate (1.5 %), and strong (2.0 %). The Town could expect a population of 1,364 people in 2041 at a 0.5% growth rate or 1,539 people in 2041 at a growth rate of 1%. If the Town increases at a faster rate, such as 1.5% or 2%, the Town could expect a population of 1,731 or 1,942 people, respectively. Considering the Town’s past growth rate, the community should expect slow growth with a steady population, such as a 0.5% growth rate in the coming years. Based on the moderate population decline that has occurred over the past ten years, Bassano should begin initiatives to encourage residents to stay and new residents to join the community to attain a stable population.

**Chart 2: Town of Bassano
Population Projections - Straight Linear Method (2016-2041)**



Source: ORRSC (2019)

1.4 COMMUNITY VISION

The community's vision statement, found in the Strategic Plan, is the foundation upon which the Town of Bassano MDP has been created. By synthesizing key themes from that strategic document, the focus of the MDP will serve as a cumulative expression of the community's desired future. Land use policies contained in the Plan have been crafted within the context of the vision statement and guiding principles.



Our vision is 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.



1.5 GUIDING PRINCIPLES

The Plan has been created around the guiding principles outlined below to realize the vibrant, prosperous future for the Town of Bassano that is articulated in its vision statement.

Connect

Bassano's authentic history and inviting small town character will be embraced and celebrated as unique. This important link to the past will act as a connection to the future. Building on successes, the Town will develop and instigate initiatives that engage residents and visitors alike.

Innovate

The Town recognizes the importance of strong governance to lead and promote innovative and sustainable growth. By implementing 21st century governance strategies, such as Smart City technologies to efficiently deliver community services, the Town is committed to a sustainable community which will achieve its environmental, social and economic goals.

Renew

Healthy infrastructure is an essential component of a community's growth strategy. Providing efficient and cost-effective municipal services, such as road and water, wastewater and stormwater systems, will set the stage for development to occur strategically in accordance with the land use strategies outlined in this Plan.

Beautify


Maintaining a high quality of life in Bassano requires the responsible stewardship of the built and natural environment. The *Beautify Bassano Initiative* focuses on creating a renewed sense of pride and momentum that will catalyze positive change in the community.

Invest

Encouraging investment and attracting a strong and diversified workforce will promote a successful Bassano economy now and in the future. A financially sustainable future relies on an economically diverse and prosperous economy.

1.6 IMPLEMENTATION

The success of any MDP depends on the degree it is implemented and integrated into ongoing decision making. The MDP provides the means whereby Council, the Municipal Subdivision and Development Authority and Town staff can evaluate situations or proposals in the context of a long-range plan for Bassano. It is primarily a policy document that provides a framework for public and private sector decision making. As a policy document, the MDP is, for the most part, general in nature and long-range in its outlook.



The success of any MDP depends on the degree it is implemented.

The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:

- “shall” policies must be complied with;
- “should” policies means compliance in principle but is subject to the discretion of the applicable authority on a case-by-case basis; and
- “may” policies indicate that the applicable authority determines the level of compliance that is required.

Subject to Council’s approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan. The goals and policies of the MDP shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans, non-statutory plans, and the Land Use Bylaw. All statutory and non-statutory plans shall be consistent with the MDP.

In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Town may require the preparation of an Area Structure Plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

1.7 MONITORING, AMENDMENT & CONSISTENCY

The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public, the Town shall require the submission of background information that is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.

Various policies in this Plan suggest spending by the Town of Bassano. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocation. The Town should introduce, where necessary, specific programs to implement the policies of this Plan as required. Pursuant to section 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.

The MDP is intended to be adaptable to continue reflecting the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire Plan should be reviewed approximately every three to five years, preferably shortly after the municipal election, to add additional policies, to strengthen policies or to delete outdated or unworkable policies. Council may deem it necessary to amend the Plan outside of the suggested three to five year review period. The MGA requires that all statutory plans be consistent with each other and the Town shall ensure that the relevant planning documents be amended to ensure consistency with the MDP.



PART 2: COMMUNITY

In developing the Integrated Community Sustainability Plan and now the MDP, it is evident that residents feel that the shared sense of community is what brings Bassano to life. The residents of Bassano want the Town to grow and be vibrant, but they do not want to lose the small town feel and friendliness.

Bassano recognizes that its citizens are its most important resource. Building a sense of place and community pride is critical for addressing challenges in today’s world. Bassano will strive to foster community unity, reflect community strengths and values, honour the past and local traditions, celebrate special events, and create a legacy for future generations.

Positive change within a community begins with an engaged population base, as it is the people themselves who establish the social and cultural dynamics that give a community its distinct sense of place. The *Beautify Bassano Initiative* acknowledges the importance of public support as it relates to community building.

The shape and character of a community is related to the quality, quantity and location of land uses within its limits. The physical design of a town establishes the look and feel of the community, which forms a sense of place. Sense of place is a feeling people have about the qualities that make a place special or unique, as well as those elements of a community that foster a sense of attachment and belonging. In the future Bassano, by integrating cutting edge technology into community design, can strengthen their sense of place by connecting people and places.

Planning for sustainability is about taking proactive steps to shape the community’s vision, over the long term. The social, economic and environment pillars of sustainability are not contemplated in isolation, but as distinct ideals that are the strongest when considered in the context of one another.

A vital component of a sustainable, resilient, engaged community is relationship building with groups and individuals that are addressing the physical and social needs of residents. The Town will continue to focus on clear communication, positive relationships, resource sharing and working together towards common goals with groups and institutions that provide social services, health services, and community programming in Bassano.

Sustainable
Complete
Convenient Efficient Variety
Public
Realm Integrated
Character Innovative Commercial
Node Quality
Creative
Small-town



Photo Source: Town of Bassano Facebook Page (2019)



GOALS

- Encourage and facilitate provision of public and private programs, services and supports which promote the wellbeing of Bassano residents of all ages and enhance, strengthen and stabilize family and community life.
- Provide, encourage and support an adequate range of social care opportunities to meet the needs of the community in appropriate and accessible locations.
- Protect the residents of Bassano from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations.
- Protect the natural environment and its biodiversity through efficient use of land, energy, and water. Watersheds and protection and enhancement of other natural features is essential to ensuring environmental sustainability.

2.1 SOCIAL

- 2.1.1 The Town shall encourage volunteerism in the community as part of *the Beautify Bassano Initiative* and will continue to recognize volunteers for their positive impact.
- 2.1.2 The Town shall collaborate with potential partners to provide a high level of health care within the Town through appropriate facilities and by attracting and retaining health care providers. The Town shall work with public and private providers of health and social services to meet community needs.
- 2.1.3 The Town will encourage the integration of compatible land uses such as child care services, religious assemblies, youth oriented facilities, senior facilities, and extended care facilities in appropriate locations.
- 2.1.4 Facilities accommodating social, religious and health services should be:
 - (a) located in areas convenient to users generally in proximity to major activity areas, shopping facilities or open space;
 - (b) designed to permit phased expansion; and
 - (c) able to accommodate multiple uses.
- 2.1.5 The Town should continue to explore opportunities for partnering with investors, agencies and government to develop innovative solutions to age in place housing.
- 2.1.6 The Council shall seek opportunities to collaborate with regional educational partners, businesses and local school authorities to encourage the provision of a wide diversity of educational opportunities within the Town.
- 2.1.7 The Town should continue to provide support to the local regional library and work to expand opportunities.



Graphic Source: volunterdufferin.ca

- 2.1.8 The Town will work with all non-profit societies who wish to participate in civic governance, events and sustainable community growth. The Town will support non-profit societies to forward positive community development agendas.
- 2.1.9 The Town will ensure that proposed developments support a vibrant, diverse and inclusive community which integrates with surrounding communities.

2.2 LEADERSHIP & EDUCATION

- 2.2.1 The Town should work to promote youth participation in civic life by encouraging youth programming and youth leadership opportunities.
- 2.2.2 Community members of all ages should be actively engaged by the Town in planning, problem-solving, and decision-making processes that provide leadership and mentoring opportunities that improve the social, political, and cultural well-being of the civic and community life of Bassano.
- 2.2.3 The Town will work with the school authorities to ensure adequate school facilities exist in the community to meet the educational needs for early childhood through Grade 12 and continue to address lifelong learning and post-secondary requirements.

2.3 FAMILIES & YOUTH

- 2.3.1 Council may create a youth strategy to provide recreation, leisure and skills training opportunities for the Town's youth.
- 2.3.2 The Town should encourage the creation of childcare facilities within neighbourhoods.

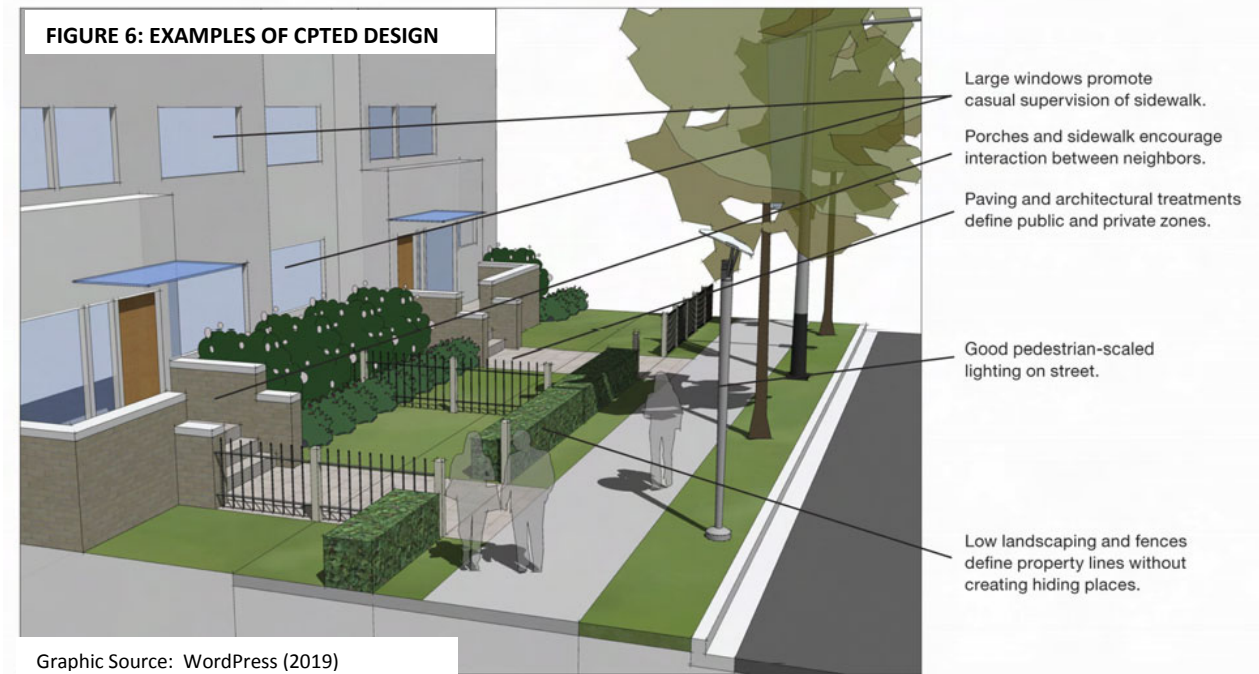
2.4 SENIORS

- 2.4.1 The Town should encourage civic involvement by seniors and ensure seniors' needs are addressed. The Town may create a Seniors Action Plan to address future needs.
- 2.4.2 The Town should work to create an accessible and inclusive seniors' space that would meet the needs of the residents of the community.

2.5 HEALTH & SAFETY

- 2.5.1 The Town shall collaborate with potential partners to provide a high level of health care within the Town through appropriate facilities and attracting and retaining health care providers. The Town shall work with public and private providers of health and social services to meet community needs.
- 2.5.2 The Town shall consider implementing sunshade structures in outdoor open spaces to protect residents from excessive sun exposure.
- 2.5.3 The Town shall ensure residents and businesses are protected by supporting a high quality of protective services and continuing to build relationships with the RCMP.

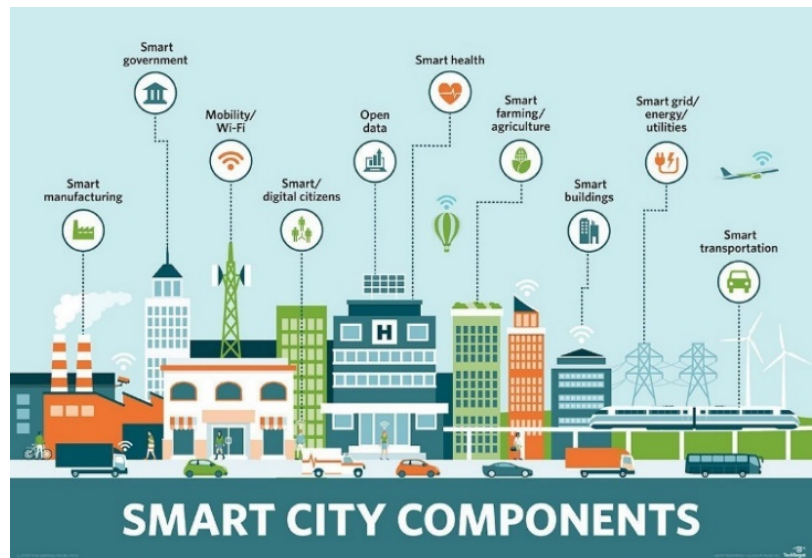
- 2.5.4 The Town shall ensure appropriate provision of police, fire, ambulance and disaster services agencies that meet the needs of the community.
- 2.5.5 The Town shall encourage the use of Crime Prevention through Environmental Design (CPTED) principles in site planning for all private and public development as a means of enhancing security and safety within the community.



2.6 TECHNOLOGY

- 2.6.1 The Town will strive to drive economic growth and improve the quality of life of residents by enabling local development and harnessing technology as a means to create smart outcomes for citizens.
- 2.6.2 By embracing “Smart City” principles, Council will focus on the Town’s most pressing needs and on the greatest opportunities to improve Bassano. By using “Smart City” principles, the Town will utilize a range of approaches including digital and information technologies and urban planning best practices.

FIGURE 7: ELEMENTS OF SMART CITIES



Graphic Source: thedailystar.net (2019)

- 2.6.3 The Town shall promote robust IT connectivity and digitalization where appropriate.
- 2.6.4 Bassano should incorporate information and communication technologies (ICT) to enhance the quality and performance of urban services such as energy, transportation and utilities. ICT will be used to reduce resource consumption, wastage and overall costs with the goal of enhancing the quality of life of residents.
- 2.6.5 The municipality shall strive for good governance, especially the implementation of e-governance, employing technology to engage and increase citizen participation and embedding of appropriate information and communication technologies (ICT) within government systems.
- 2.6.6 The Town shall encourage the broad use of technology by residents of all ages within the community.

2.7 CULTURE, ARTS & HERITAGE

- 2.7.1 The Town should support the local arts community by involving local artists in beautification, revitalization and public space projects.
- 2.7.2 The Town shall proactively explore any other initiatives that champion arts and culture within the community.
- 2.7.3 The Town shall promote civic programming of public spaces to celebrate the Town's rich history and contemporary culture.
- 2.7.4 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources. Opportunities to better utilize heritage buildings and promote civic programming of public spaces shall be encouraged.
- 2.7.5 The Town shall continue to collaborate with business partners to develop and/or maintain high quality recreation and leisure facilities.
- 2.7.6 The Town may explore and pursue approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 2.7.8 The Town shall support initiatives that welcome new residents and help them integrate into the community.
- 2.7.9 The Town should celebrate its rich history and culture by exploring opportunities to promote civic programming of public spaces.

2.8 SUSTAINABILITY & ENVIRONMENT

- 2.8.1 The Town shall encourage new development to meet green building standards.
- 2.8.2 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.

- 2.8.3 Developers shall be encouraged to increase the use of locally sourced materials in the construction process.
- 2.8.4 Developers shall ensure that any development on site does not adversely impact local public or private water supply through polluting aquifers or groundwater.
- 2.8.5 Developers shall be encouraged to incorporate the naturalization of stormwater facilities to promote biodiversity within the municipality.
- 2.8.6 The Town shall encourage the adoption of permeable paving options for driveways and parking areas to reduce stormwater run-off and mitigate overland flooding.
- 2.8.7 The Town, its citizens, and developers will pursue a street tree program for the replacement of aging street trees and the installation of new street trees in new residential and non-residential development areas in accordance with the *Beautify Bassano Initiative*.
- 2.8.8 All development proposals shall refer to the provincial wetlands inventory to determine the existence of a wetland at the Area Structure Plan or subdivision stage, and adhere to provincial requirements regarding wetland preservation including, but not limited to, *Water for Life, Stepping Back from the Water, the Alberta Wetland Policy, Public Lands Act* and *Water Act*.
- 2.8.9 The Town shall maintain and enhance municipal greenspaces and implement best practices for greenspace management and tree preservation.
- 2.8.10 The Town will continue to support selected recycling programs and introduce new recycling programs and infrastructure, where feasible.

2.9 COMMUNITY RECREATION

- 2.9.1 The Town shall support the use of joint agreements with the County of Newell and the Regional School Authority to make effective use of existing and future facilities in providing leisure and recreation opportunities for Bassano residents.
- 2.9.2 The Town shall explore and pursue all approaches to the funding and provision of recreation services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 2.9.3 New infrastructure and retrofits that address special needs such as ramps, sidewalks, and handicapped parking should be provided in new developments and the public realm as feasible.

PART 3: GROWTH

The role of a MDP is to guide and direct the evolution of a community 20 to 25 years into the future. This Plan considers reasonable extensions of current development and any constraints to expansion that may exist. With the policies in this plan decision makers will be equipped with direction for facilitating growth and accommodating residential, commercial and industrial development.

The Town has identified a desire to embrace the concept of “*Smart Cities*” which is a designation given to a municipality that incorporates information and communication technologies (ICT) to enhance the quality and performance of urban services (see Figure 8).

FIGURE 8: ELEMENTS OF SMART CITIES



Graphic Source: *Smart Cities Challenge Canada – Edmonton’s Final Proposal (2019)*

3.1 APPROACH TO GROWTH

Through a set of land use designations and supporting policies, the Plan provides a guide for future decisions about land use and has been broken into three categories:

1

Living Spaces refers to the neighbourhoods where people live in Bassano. Bassano is already blessed with a walkable residential environment, where residents can easily access neighbourhood parks and commercial uses. Opportunities exist in already established living spaces to improve the pedestrian environment and encourage infill development. New residential neighbourhoods will include a diversity of housing types, open spaces, a safe and accessible pedestrian environment, and logical extensions of the road and services infrastructure.

2

Employment Spaces refers to Bassano’s main street, highway commercial development and industrial businesses. The Town has a competitive advantage through its access to the adjacent Trans-Canada highway and its location in relationship to cross country trucking routes. Opportunities exist for further highway commercial and industrial growth in the northeast and eastern areas of the Town. Bassano’s main street is expected to act as the social hub of the community with a range of local commercial uses to meet community needs. Further business growth is expected by accommodating more home occupations throughout Bassano and higher intensity live/work arrangements in a business innovation district adjacent to main street.

3

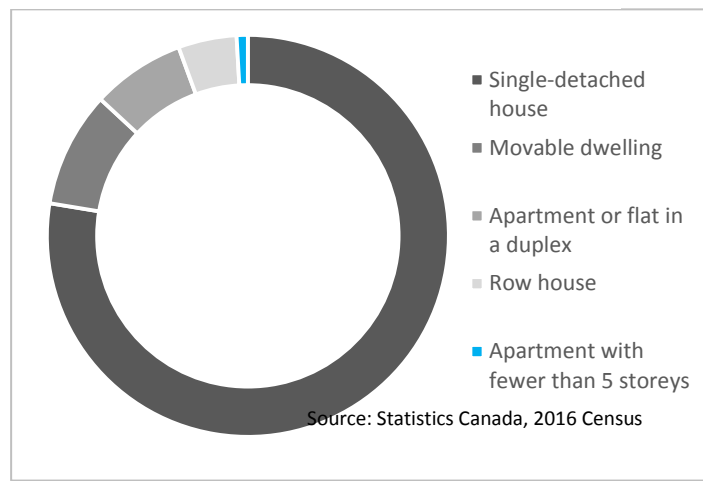
Community Places refers to areas within Bassano that serve recreation, cultural or social functions. Community places can also include the public streets, sidewalks and trails that connect people to where they want to go. As Bassano grows and welcomes new residents it is important that existing park spaces and public facilities are maintained and that new open space and recreation opportunities are provided to meet the needs of residents, while ensuring efficient service delivery.

3.2 LAND USE

Living Spaces

Residential development within the community is the prominent existing land use, as shown in Figure 9. A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density. This calculation illustrates the amount of land that will be required to house future growth. In the future, an additional 46 acres (18.6 ha) of residential land will likely be required to accommodate a population projection of 1,539 people by 2041. This calculation is based on the assumption of a 1% growth rate per annum and 2 persons per household.

FIGURE 9: EXISTING DWELLING TYPES IN BASSANO



In the future, the design of new neighbourhoods should include a diverse mix of housing choices in terms of form and tenure to meet the different lifestyle and economic needs of the community. Infill development should also be encouraged in existing neighbourhoods to decrease the amount of land needed for new development and take advantage of available infrastructure.

Employment Spaces

Commercial and industrial activity is vital to the sustainability of Bassano, by offering services and employment opportunities to residents, attracting new people to Town, and providing a source of revenue for the municipality. The Town has a historic main street/downtown core, and existing highway commercial and industrial land uses that are primarily oriented around the Trans-Canada Highway.

Bassano's *Strategic Plan* identifies the need for an action plan in order to revitalize the downtown core of Bassano. Area A on Map 1 defines the revitalization area which will be prioritized to ensure the community has access to a variety of service and shopping needs. Area B, C and F are also highlighted as future employment areas for the Town, which would include highway commercial and industrial services to serve the Town. Due to the proximity of Area B to the highway, future designs will need to consider the development's visual impact on the entrance to the community. Opportunities for future commercial and industrial development are identified on **Map 1 - Future Land Use Concept**.

Community Spaces

Open space and recreational facilities are important amenities for residents and promote a healthy population both physically and mentally. The Town has approximately 100 acres (40 ha) of parks, recreation and open space with the majority of features situated in the western portion of the community. Recreational facilities include a golf course, arena, outdoor swimming pool, tennis courts, baseball diamonds, soccer fields, and local park spaces. The rodeo grounds are also an important feature that attracts a large number of people to the area in the summertime. As Bassano welcomes new residents to the community, parks, recreation, and cultural facilities should be thoughtfully planned to meet the needs of residents and add vibrancy to public spaces. Partnerships with other organizations and levels of government, and the co-locating of related public activities and services, can help make the most of public investments in community spaces.

3.3 COMMUNITY LAND USE STRATEGY

The Community Land Use Strategy (as illustrated in **Map 1 – Future Land Use Concept**) identifies the overall growth management strategy for the Town of Bassano. The Land Use Strategy is intended to efficiently manage growth and ensure compatible and logical development patterns that meet the needs of the municipality. The Land Use Strategy is conceptual in nature and serves as a broad framework for decision making regarding future growth and development. The intention is to identify specific uses and servicing requirements through the preparation and adoption of either Area Structure Plans or Area Redevelopment Plans.

Area Structure Plans

The purpose of an Area Structure Plan (ASP) is to provide a framework for the subdivision and development of a specific area of land within a municipality, usually Greenfield or vacant land. In accordance with Section 633 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 (MGA), an ASP will address:

- 1. the sequence of development proposed for the area
- 2. the land uses proposed for the area, either generally or with respect to specific parts of the area
- 3. the density of population proposed for the area either generally or with respect to specific parts of the area
- 4. the general location of major transportation routes and public utilities
- 5. any other matters Council considers necessary

Area Redevelopment Plans

The purpose of an Area Redevelopment Plan (ARP) is to create a stronger, more functional and attractive area within a municipality, which may currently be wholly or partially developed. In accordance Section 634 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 (MGA), an ARP will address:

- 1. the objectives of the plan and how they are proposed to be achieved
- 2. the proposed land uses for the redevelopment area
- 3. if a redevelopment levy is to be imposed, the reasons for imposing it
- 4. any proposals for the acquisition of land for municipal use, school facilities, parks and recreation facilities
- 5. any other matters or proposals Council considers necessary

Area A

Area A is located in the downtown core of Bassano along 2nd Avenue between 1st Street East and 6th Street East. Land in this area primarily includes employment areas and community spaces, such as commercial businesses, a community hall, a park, and campground. In accordance with the *Town of Bassano Strategic Plan*, the Town has plans to revitalize the downtown core through infrastructure upgrades including below and above ground renewals such as lighting, outdoor features, sidewalks, water, and sanitary upgrades. Additionally, the *Beautify Bassano Initiative* similarly promotes the improved aesthetic of public spaces and municipal facilities to improve the appeal of the downtown area to drive investment and increase tourism within Bassano. The Town is also planning a Business Innovation District in this area to drive investment in the community and support innovate live/work arrangements. The Business Innovation District piloted in Area A, will consist of higher density, smaller lot residential development and higher intensity home based businesses. The Business Innovation District is a project that recognizes a more modern approach to land use planning where compatible commercial/industry activities can occur where people live.

Area B

Area B is located west of Highway 1 and east of 11th Street East. This area is adjacent to an existing cemetery and industrial business situated east of 11th Street East. With its optimal location along the Trans-Canada Highway, Area B has potential for an employment space featuring highway commercial development which would be a logical extension of existing development located north of the main entrance into the Town. An Area Structure Plan may be required for aesthetic purposes as this would be one of the first sites at the entrance of the community.

Area C

Area C is situated on a portion of the southeast quarter of Section 30-21-18-W4M. It is located north of 6th Avenue and west of 11th Street East. Employment spaces containing industrial and commercial businesses are located south and east of Area C and existing living areas including residences and community spaces are located to the southwest. This area is intended for future industrial development as an extension of existing businesses to the south and east.

Area D

Area D is located on a portion of the SW¼ 30-21-18-W4M, west of Area C. Existing residential development and the Bassano Health Centre are situated to the west and south of the area. There is potential for low and medium density residential development in this area and consideration should be given to promoting alternative housing options including innovative mixed residential development opportunities. As well, the adjacent health centre provides a unique opportunity to explore the development of specialized seniors' housing which can leverage existing health care supports. Existing residential lots located to the south of Area D currently contain medium-density housing, including the Newell Foundations Life Lease project, which may make these lands ideal for an extension of medium density housing. Community spaces including parks and playgrounds may increase the attractiveness of the area and create a more liveable space for residents.

Area E

Area E is located on portions of SE¼ 19-21-18-W4M and SW¼ 20-21-18-W4M, north of existing built areas of the town. Area E is a logical extension of living spaces and community spaces considering existing residential development, recreational amenities, and the public school situated directly south of the area. Residential development on the portion of SE¼ 19-21-18-W4M could be designed to overlook the existing golf course



which would increase its appeal. An initial concept design for this area is shown in Appendix 1, which should be refined once there is development interest in this area. Implementation of *Beautiful Bassano Initiatives*, such as adding a shelter belt, would be ideal for this area. Increased pedestrian access and aesthetics would promote healthy living values and a sense of community.

Area F

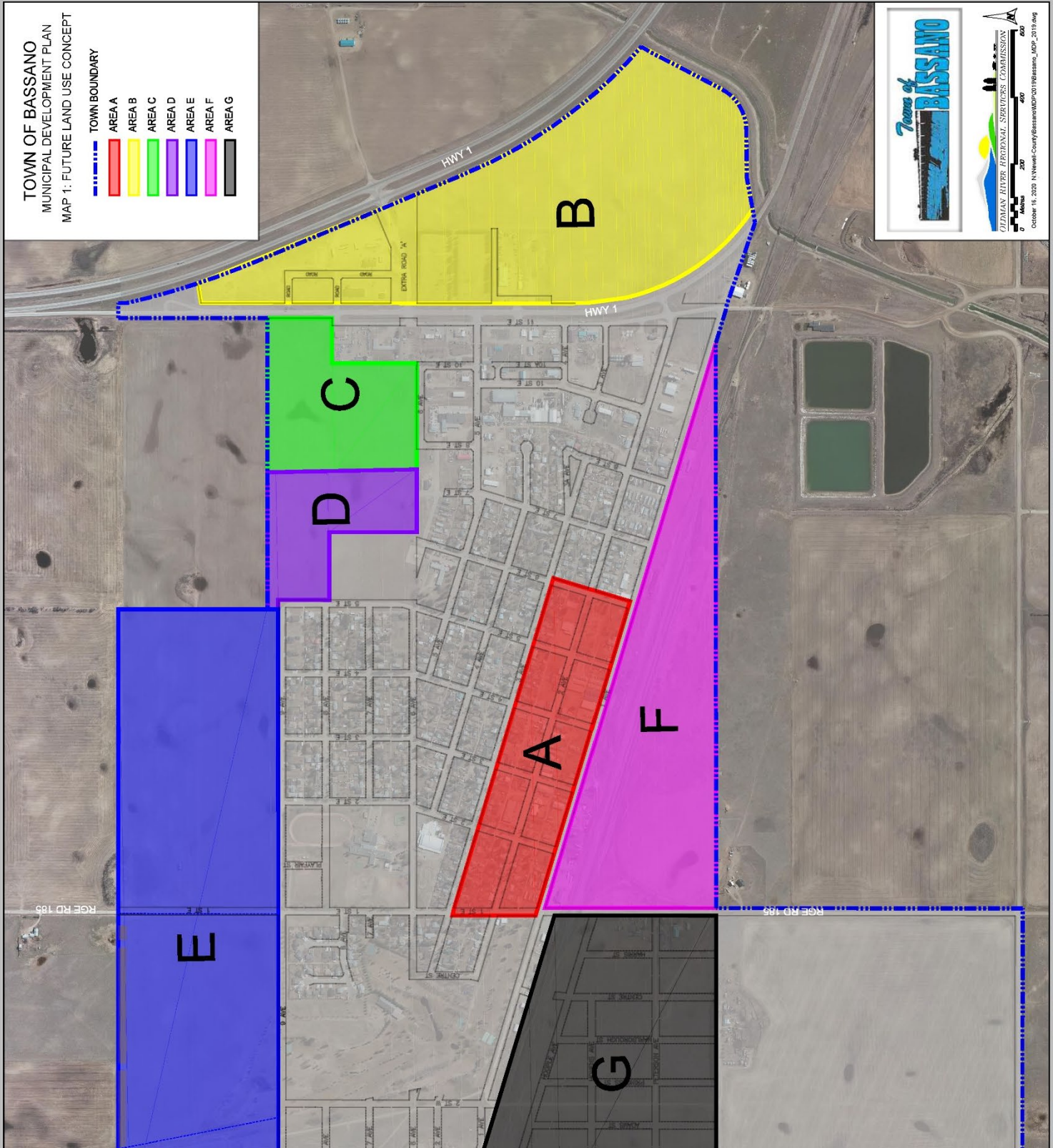
Area F is located on a portion of the NW¼ 17-21-18-W4M, south of the Canadian Pacific Railway line. This land may be suited for industrial or commercial development, in the future, as an extension of existing industrial development located along 1st Avenue. Future residential development would not be ideal in this location due to the proximity of the CPR line and potential for noise and vibration disturbances.

Area G

Area G is located on a portion of NE¼ 18-21-18-W4M south of the CPR line and west of Area F. Area G does have servicing constraints, but the area could potentially accommodate large lot residential. Further planning analysis will be needed to determine the best course of development for this Area.

TOWN OF BASSANO
MUNICIPAL DEVELOPMENT PLAN
MAP 1: FUTURE LAND USE CONCEPT

- TOWN BOUNDARY
- AREA A
 - AREA B
 - AREA C
 - AREA D
 - AREA E
 - AREA F
 - AREA G



3.4 CRITERIA FOR LIVING SPACES

- 3.4.1 The Town shall endeavor to promote residential development on vacant lands within existing residential neighbourhoods through the development of appropriate infill housing development and higher density housing options.
- 3.4.2 Proposed residential land use and future subdivision and development shall be consistent with the Future Community Land Use Strategy as described in Section 3.3 and as illustrated in **Map 1 – Future Land Use Concept**.
- 3.4.3 Innovative housing forms, such as live/work arrangements and smaller lot housing, may be supported in Area A, where compatible with existing development and in accordance with the Land Use Bylaw. Amendments to the Land Use Bylaw may be considered in line with the Town’s vision and objectives to facilitate different housing forms.
- 3.4.4 The Town shall direct residential development to Area D and Area E as identified on **Map 1 - Future Land Use Concept**, with consideration for housing options that would include a mix of conventional single unit dwellings, medium-density housing and innovative housing initiatives.
- 3.4.5 The Town shall require the preparation of an Area Structure Plan prior to subdivision and/or development of the lands identified as Area D and Area E on **Map 1 - Future Land Use Concept**.
- 3.4.6 Area G should be considered an area of long-term growth for the Town, which may be developed when feasible based on the availability of servicing and the demand for developable land. The Town may require preparation of a concept plan, servicing scheme, outline plan or Area Structure Plan prior to the development of Area G.
- 3.4.7 Development or subdivision on undeveloped and/or unserviced land which proposes to create 3 or more lots shall be required to prepare an Area Structure Plan. The Area Structure Plan shall be adopted, by bylaw, by Council and only Council may waive the requirement for an Area Structure Plan by resolution if determined one is unnecessary.
- 3.4.8 The development of medium and high density residential use shall be supported in cases where:
- the proposal is identified for such use in an approved Area Structure Plan or Area Redevelopment Plan; and/or
 - the site is adjacent to arterial or collector roads; and
 - the site is located with convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities; and
 - appropriate buffers are provided for sites that are adjacent to low density housing development.

3.5 RESIDENTIAL NEIGHBOURHOOD DESIGN

- 3.5.1 The Town shall support the development of a mix of housing types and forms in all residential neighbourhoods and shall encourage the integration of multi-unit development in new neighbourhoods. For the purposes of this policy, “multi-unit” refers to semi-detached, duplex, townhouse and secondary suite development.
- 3.5.2 Manufactured homes, as defined by the Land Use Bylaw, may be permitted only as replacements for units within the existing manufactured home community or as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses.
- 3.5.3 Within existing neighbourhoods, as well as with the design of new neighbourhoods, landowners and developers shall be encouraged to include compatible non-residential uses to help create neighbourhood identity and bring basic services closer to residents.
- 3.5.4 The Town shall support the development of home occupations and bed and breakfast establishments that are developed in accordance with the requirements of the Land Use Bylaw in residential neighbourhoods at compatible locations.
- 3.5.5 In all new subdivisions, the Town shall require that sidewalks or trails be provided on at least one side of all residential streets, that utilities lines be placed underground, and that all roads shall be paved.
- 3.5.6 In undeveloped portions of Bassano, the Town shall promote small block sizes to encourage walking and cycling. The development of 60 metre to 100 metre block widths is ideal.
- 3.5.7 For new developments, ensure that site layout and building design considers microclimate and other physical conditions to create neighbourhoods that are sensitive to their site context and that reduce resource needs.
- 3.5.8 As the Town develops options for secondary suites and detached accessory dwelling units in residential areas. The municipality shall also limit the total number of accessory buildings and structures on residential lots to ensure residential parcels are accessible and safe for emergency services and to promote the aesthetic goals of the community.

3.6 HOUSING OPTIONS

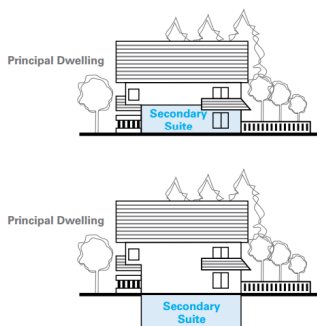
- 3.6.1 Recognizing that today’s families are not uniformly composed, duplex or semi-detached residences are encouraged to locate on corner lots where additional street frontage allows for more parking and unique facade design and entrance placement can result in a better integration with existing and future single-unit dwellings.
- 3.6.2 The Town supports the development of self-contained suites, both attached and detached, provided that they are developed in accordance with the Land Use Bylaw and Alberta Building Code and that the integrity of neighbourhoods are protected through such measures as the provision of adequate on-site parking and available servicing capacity.
- 3.6.3 Encourage a range of housing types within all areas of Bassano, with close access to neighbourhood services and amenities.

- 3.6.4 Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing.
- 3.6.5 Increase the overall planned densities within Bassano to align with the efficient use of land policies found in the South Saskatchewan Regional Plan.
- 3.6.6 Prepare a secondary suite policy and implementation strategy that will result in an amendment to the Land Use Bylaw to direct opportunities for secondary suites to appropriate areas of the municipality.

FIGURE 10: SECONDARY AND BACKYARD SUITES

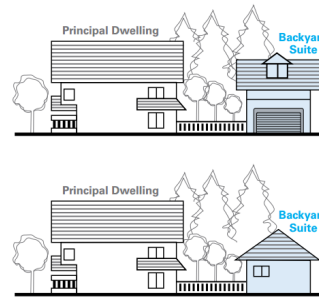
SECONDARY SUITE

A Secondary Suite is a dwelling (kitchen, bathroom, and bedroom) that is contained within a larger house



BACKYARD SUITE

A Backyard Suite is a dwelling (kitchen, bathroom, and bedroom) that is separate from the main house (also known as above-garage suite, garden suite, granny suite)



Graphic Source: shanekeating.ca (2019)

3.7 RESIDENTIAL REDEVELOPMENT POLICIES

- 3.7.1 When the integration of new residential development with established residential neighbourhoods is proposed, the Town shall consider:
- the visual impact on the established residential neighbourhood;
 - the compatibility of the new development in terms of appearance and density;
 - that the landscaping of new development is carried out in a manner suitable to the character and appearance of the established residential neighbourhood;
 - that local infrastructure capacity is not compromised; and
 - the sufficiency of on-site parking in the new development in accordance with the provisions of the Land Use Bylaw.
- 3.7.2 Infill housing that provides options for residents of all ages and adds diversity to the available housing stock shall be encouraged on a site-specific basis.
- 3.7.3 Innovative infill development, such as detached accessory dwellings and smaller lot redevelopments, may be targeted to specific areas or encouraged throughout the Town, as deemed appropriate, through amendments to the Land Use Bylaw.

3.8 AFFORDABLE HOUSING & SUPPORTIVE LIVING

- 3.8.1 The Council should pursue partnerships to promote both market and non-market affordable housing to be developed for a variety of housing situations including seniors, people with special needs, and people experiencing transition and emergency housing needs.
- 3.8.2 The Council should develop policy to set neighbourhood targets for percentages of new housing units to be developed as affordable or attainable housing.
- 3.8.3 Through its Family and Community Support Services (FCSS) structure, the Town shall endeavour to create partnerships to facilitate the development of social housing projects. Such partnerships may include the provincial government, special needs and advocacy groups that require the housing, and private sector organizations that construct facilities.
- 3.8.4 In recognizing the unique requirements for housing for seniors and moderate-income residents, the Town should monitor the demand for and supply of suitable housing, encourage senior governments, community agencies and the private sector to provide housing in response to these needs, and designate sites to accommodate suitable housing.

3.9 CRITERIA FOR EMPLOYMENT SPACES

- 3.9.1 New commercial development should be encouraged to locate in the existing employment spaces through the development of vacant sites and redevelopment of existing sites, when appropriate.
- 3.9.2 High quality landscaping should be emphasized in the employment/living interface setback area. A landscape plan shall be prepared for the setback as part of an Area Structure Plan that addresses the requirements of the Town's Land Use Bylaw and applicable design guidelines.
- 3.9.3 All businesses are required to keep their properties clean and tidy in accordance with the *Beautiful Bassano Initiative*.

3.10 DOWNTOWN CORE

- 3.10.1 Downtown core revitalization initiatives within Bassano shall be supported in the area identified as Area A as illustrated in **Map 1 - Future Land Use Concept**.
- 3.10.2 The downtown core within Bassano shall provide a mix of uses, including but not limited to local commercial, community nodes and public space and institutional uses that contribute to an attractive pedestrian environment and create gathering places for residents.
- 3.10.3 Improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements shall be encouraged. Wherever possible, barrier-free design shall be considered so that the downtown is accessible to all people.
- 3.10.4 Small and medium sized commercial developments should be encouraged within the Town Centre, in which building sizes may range from 200 m² to 1000 m².

- 3.10.5 The Town may, through pilot projects and amendments to the Land Use Bylaw, facilitate the development of more intensive home-based businesses and live/work arrangements in the downtown that support economic development and attract new residents to Bassano.
- 3.10.6 To facilitate development of a downtown core, the Town may, in consultation/partnership with developers and property owners, prepare architectural guidelines that support development and addresses:
- (a) building orientation, design and appearance guidelines fostering an attractive and pedestrian friendly environment;
 - (b) the integration of any theme components through architectural guidelines;
 - (c) streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting in accordance with the *Beautify Bassano Initiative*; and
 - (d) the replication or preservation of historical elements associated to the community.
- 3.10.7 The Town should require that buildings developed within the Town Centre orient the front façade and entrance towards the street.
- 3.10.8 The Town should maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.
- 3.10.9 The Town should require that on-site parking and access to the parking be located at the side and/or rear of the development.
- 3.10.10 Develop guidelines to locate parking behind, under, above, or to the side of buildings, where appropriate. Provide well-lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.
- 3.10.11 Consideration is to be given at the subdivision and development stages to create and utilize rear laneway systems wherever possible for parking and loading.

3.11 HIGHWAY COMMERCIAL AND INDUSTRIAL

- 3.11.1 Area B should be developed primarily for highway commercial land uses that benefit from the high visibility provided by proximity to the Trans-Canada Highway, with consideration for the visual impact that development will have on the entrance into the Town. Area C should be developed primarily for industrial development, specifically for light to medium industrial activities.
- 3.11.2 The preparation of an Area Structure Plan, Area Concept Plan, Outline Plan or Conceptual Design Scheme shall be required for any lands identified in Area B prior to further subdivision and/or development.
- 3.11.3 Area F may be considered for long-term commercial or industrial development after other industrial and commercial areas have been developed and infill opportunities have been utilized.
- 3.11.4 The Town shall monitor the supply of lands designated for highway commercial and industrial development. Highway commercial and industrial infill development shall be encouraged within vacant highway commercial and industrial designated areas of the Town.

- 3.11.5 Highway commercial and industrial development is encouraged to be separated, screened, and buffered from adjacent residential and public uses, and roads. High quality building appearance should be emphasized where non-residential buildings face residential areas.
- 3.11.6 The Town shall ensure new development design is in accordance with the *Beautify Bassano Initiative*.
- 3.11.7 All private lighting including security and parking area lighting shall be designed to conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 3.11.8 The Town may require that Area Structure Plans be prepared for future business park areas. These plans should incorporate sustainable development strategies relating to efficient utility servicing, measures for the preservation and integration of environmental features, and innovative land use patterns/concepts such as eco-industrial parks.
- 3.11.9 The Land Use Bylaw shall be reviewed by the Town to ensure it contains reasonable, sustainable development standards for highway commercial and industrial development sites, including the location and design of buildings, provisions for landscaping and screening, and signage.

3.12 OPEN SPACE & TRAIL DEVELOPMENT

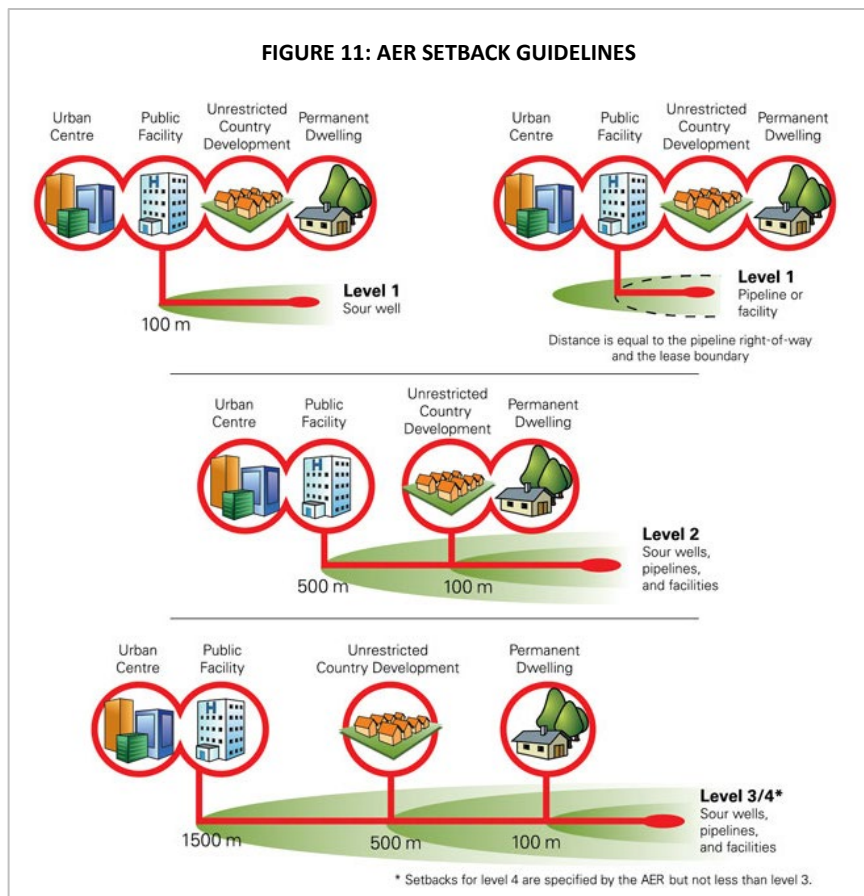
- 3.12.1 The Town shall support the use of open space areas to accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or the potential for conflicts among users.
- 3.12.2 The Town shall prepare an Open Space Master Plan to forecast future outdoor recreation and open space needs and establish a program for the ongoing maintenance of public open spaces.
- 3.12.3 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.
- 3.12.4 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and to provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core, and housing areas shall be provided through sidewalks, trails or linear parks.
- 3.12.5 Contaminated brownfield sites should be used for open spaces and parks once they are reclaimed.
- 3.12.6 The Town shall work to develop a Primary Pathway Network to link activity centres that are recognized as attractors to potential pathway users. This system should be lit and maintained year-round to encourage active mode travel in all seasons.
- 3.12.7 Future primary pathway network connections should be a minimum 2.8 m wide asphalt pathway for use by all active mode users. Local pathway networks in subdivisions, parks and commercial areas, shall provide access to, and supplement, the primary pathway network.

3.13 MUNICIPAL, SCHOOL & ENVIRONMENTAL RESERVES

- 3.13.1 Through the subdivision process, the Town shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the *Municipal Government Act*.
- 3.13.2 Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or be used as a public park, at the discretion of the Subdivision Authority.
- 3.13.3 Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.
- 3.13.4 Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the MGA. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes.
- 3.13.5 In addition to the provision of municipal reserve parcels for linear parks, the Town, wherever possible, requires that municipal reserves be provided in large parcels rather than numerous small parcels to better accommodate a variety of recreational uses.
- 3.13.6 Municipal reserve parcels shall be landscaped by the developer to the Town's satisfaction in accordance with the *Beautify Bassano Initiative*. The number of trees within the community including parks and open space should be increased.
- 3.13.7 Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.

3.14 SOUR GAS FACILITIES

- 3.14.1 The Town shall ensure that all subdivision and development applications that are located within 1.5 kilometers of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- 3.14.2 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the AER.



3.15 ANNEXATION

- 3.15.1 In order to allow for the planning and installing of costly infrastructure, the County of Newell and Town of Bassano have identified in the Intermunicipal Development Plan, the general and long-term directions for growth. Future annexation of any of these lands will occur in the framework and context of long-range planning documents and in consultation with the County.
- 3.15.2 Identification of the Town's likely directions is to assist decision makers in both jurisdictions when dealing with discretionary situations. Attempts to protect these lands from conflicting or incompatible land uses will be taken into consideration in decision making.
- 3.15.3 To facilitate cooperation and assist in the annexation process, the Town, when it determines that annexation of land is necessary to accommodate growth, will prepare and share with the County a growth study or report which indicates the necessity of the land, outlines proposed uses of the land, identifies servicing implications and notes financial impacts to both municipalities.
- 3.15.4 The Town shall continue to pursue the current annexation application before the Municipal Government Board in consultation with the County of Newell.

3.16 AGRICULTURE

- 3.16.1 The Town shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.
- 3.16.2 The Town shall ensure an orderly progression and staging of development to prevent premature land development and to minimize land use conflicts with existing agricultural operations.
- 3.16.3 The Town shall promote compatibility between the urban land uses within Bassano and the agricultural operations in the County of Newell within the vicinity of the municipal boundaries and shall adhere to the policies contained in the Intermunicipal Development Plan with the County of Newell.
- 3.16.4 The Town should promote and create opportunities for residents to cultivate and process food in urban areas, which will encourage local economic development and facilitate a more environmentally sustainable and resilient community.

PART 4: MOBILITY

A mobility framework plan includes roads, lanes, and pedestrian and cyclist networks and plays a significant role in establishing the Town's urban structure. It is important as residential neighbourhoods and commercial/industrial nodes develop, to coordinate land use and transportation planning to ensure appropriate linkages are developed. The reliance on vehicles is a reality of living in rural Alberta and must be considered and accommodated in the design and development of roadways.

The community has a unique locational advantage of being situated at the halfway point along the Trans-Canada Highway route between Calgary and Medicine Hat. The Town should build on this advantage that attracts a significant amount of highway traffic. The design and development of a local transportation network should consider the interface with the highway to enable the ease and free flow of traffic into and around the community. Is it also important to develop infrastructure for other modes of transportation, including pedestrian and bicycle networks, which play a key role in the ability of residents to recreate or travel through and around the community safely and efficiently.

GOALS

- Integrate transportation and land use considerations in all transportation and development decision making.
- Use a system of transportation planning and management that establishes a safe and efficient transportation system with a clear hierarchy to the road network.
- Encourage and facilitate multi-modal transportation (automobile, pedestrian, bicycle) where feasible.
- Coordinate transportation planning with Alberta Transportation and the County of Newell.
- Protect major transportation routes from functional issues associated with allowing too many direct accesses to and from roadways of such classifications.

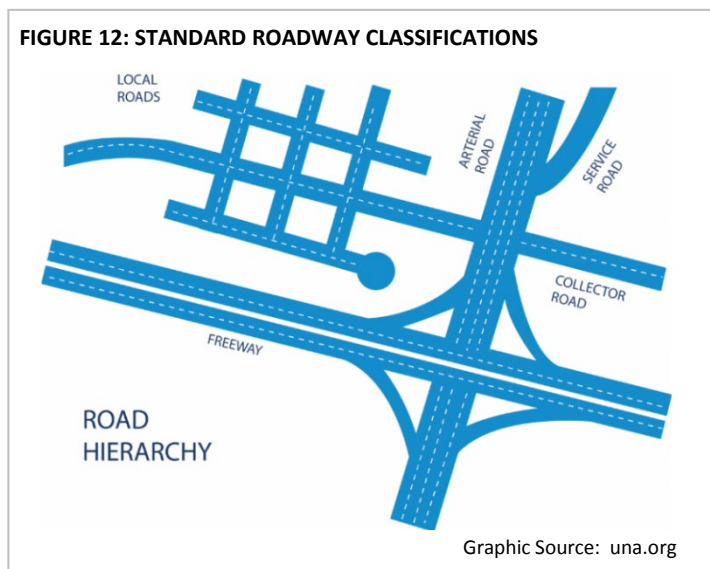
4.1 MOBILITY PLAN

- 4.1.1 The future road system shall be in accordance with the future land use concepts contained in the MDP (see Map 2). More precise alignment of new arterial and collector roads shall be determined through the preparation of Area Structure Plans, outline plans and plans of subdivision.
- 4.1.2 The Town will work with the County of Newell and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Town should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures related to noise, air pollution and safety on lands that may impact the Trans-Canada Highway.
- 4.1.3 The Town shall work together with Alberta Transportation to ensure the gateway entrance into the Town from the Trans-Canada Highway is well-maintained.
- 4.1.4 The Town shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.

- 4.1.5 The Town shall work to build partnerships across Alberta to provide an electric vehicle charging network that connects Bassano to other municipalities and provinces.
- 4.1.6 The Town shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, pedestrian and bicycle traffic and work to minimize noise, vibration and safety concerns associated with rail operations on development within Bassano.
- 4.1.7 The Town should require developers to install noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips between new residential development and highways, railways and arterial roads.
- 4.1.8 Traffic studies shall be required for all major development proposals, especially where they interface with the Trans-Canada Highway. Traffic studies may be required at the discretion of the Town where there may be significant effects on the street system overall, whenever the Town processes an Area Structure Plan, commercial development proposal, tentative subdivision map, or when any proposal would potentially lower the Town level of service beyond the accepted standard.

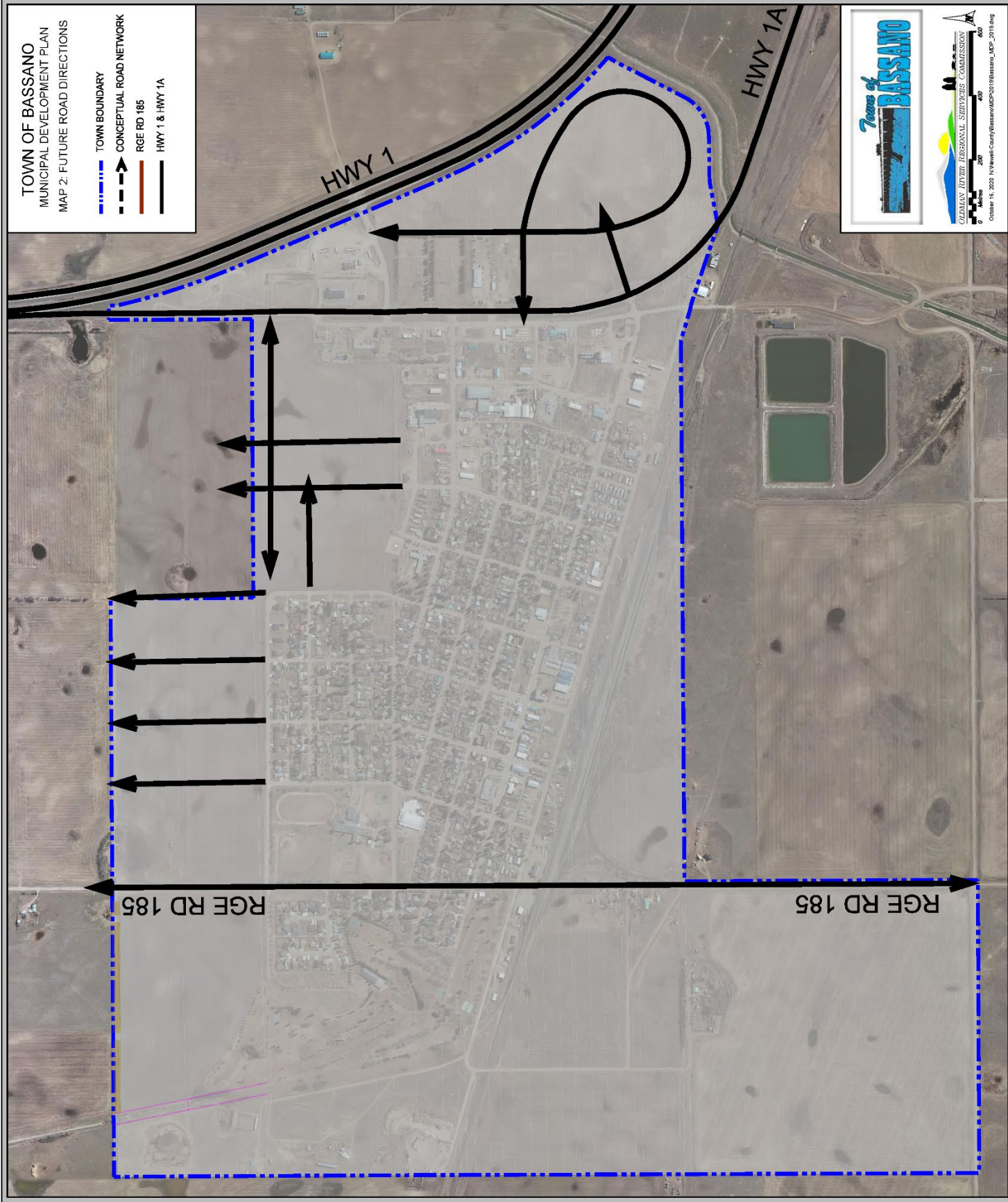
4.2 LOCAL TRANSPORTATION

- 4.2.1 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of the Area Structure Plan preparation.
- 4.2.2 Town roads shall be classified according to function and as follows:
 - (a) arterial roads which are designed to move traffic efficiently. Property access is deemphasized, whereas traffic movement is emphasized;
 - (b) collector roads shall be moderate-speed, low-to medium-volume facilities which serve to collect traffic from local streets and distribute to the arterial system. Collector streets also provide for direct property access, but their role of serving traffic is equally important;
 - (c) local roads shall be low-speed, low-volume facilities which are used primarily to access property; and
 - (d) lanes provide rear access to parcels and are utilized for access to accessory structures, parking and loading.



TOWN OF BASSANO
MUNICIPAL DEVELOPMENT PLAN
MAP 2: FUTURE ROAD DIRECTIONS

- TOWN BOUNDARY
- CONCEPTUAL ROAD NETWORK
- RGE RD 185
- HWY 1 & HWY 1A



- 4.2.3 Access control on arterial roadways should be uniformly applied and maintained in urban areas to reduce congestion and traffic delay, and to encourage safety and economy of the transportation system. (Source: Alberta Transportation)
- 4.2.4 Access control should address the varying needs and functions of each arterial and collector roadway section, which will depend on abutting land use type, existing and proposed development, density of development, and relative urban location. For example, more frequent intersection spacing with some direct access will likely be necessary in central business areas (due to existing development), whereas in outlying residential areas, there should be no direct access and arterial/collector intersections should be spaced at least 400 m apart. (Source: Alberta Transportation)
- 4.2.5 All functional planning and preliminary design of major collector roadways should assess the ramifications of access accommodation to all abutting property parcels and developments (existing and proposed), in conjunction with projected traffic volumes and operating speed. (Source: Alberta Transportation)
- 4.2.6 To overcome operational problems on existing major collector roadways, access control should be exercised following an assessment of existing and potential accident rates and vehicle delay, and prediction of the effects of access control techniques. (Source: Alberta Transportation)
- 4.2.7 Local roads shall be designed and constructed in accordance with the cross-section requirements established by the Town's Engineering standards.
- 4.2.8 For the purposes of access management of Bassano's collector system, intersection spacing shall be 120 m for all rights-of-way. Driveway and alley accesses should also be limited and where allowed should be right turn in and right turn out only.
- 4.2.9 Road infrastructure upgrades shall be prioritized based on the *Town of Bassano Strategic Plan*.
- 4.2.10 Consideration should be given to the use of roundabouts and similar traffic control devices in existing and new neighbourhoods where appropriate to move traffic efficiently and safely.

4.3 PARKING & DRIVEWAYS

- 4.3.1 Parking facilities and driveways will be paved or hard-surfaced when connected to a paved street or lane.
- 4.3.2 Investigate the use of parking controls (i.e. signage) to limit parking in certain locations.
- 4.3.3 Driveways providing access onto major collector streets may be denied if alternate access is available or if the Town identifies potential safety issues.
- 4.3.4 For the purposes of collector roads, residential driveways shall not face the street, which means garages must be located in the rear of properties and accessed via alleys. All other uses shall have limited access and take advantage of shared access driveways. Turning movements may be limited to right in and right out.
- 4.3.5 Offset driveway locations should be avoided whenever possible.

- 4.3.6 Where the street frontage is proposed to be improved, all abandoned driveways shall be removed and the curbing and sidewalk to be restored to Town standards.
- 4.3.7 Ensure off-street parking and loading areas are thoughtfully designed and oriented to provide a balance between the efficient use of land, the orientation, layout and massing of buildings, and the human scale.

4.4 PEDESTRIANS & CYCLISTS

- 4.4.1 The Town shall encourage the establishment of bicycle and pedestrian routes as integral components of mobility, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.
- 4.4.2 Ensure that building frontages create a comfortable pedestrian environment on the street, which will contribute to vitality.
- 4.4.3 All arterial and collector roads should have a sidewalk on both sides of the road.
- 4.4.4 The Town shall endeavor to reduce the need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.
- 4.4.5 Pathways and trails should not have midblock crossings on arterial and collector roads and should be avoided on local roads. All crossings on these road categories should be at intersections for pedestrian safety and free flow of traffic. Any approved midblock crossings shall be designed with pedestrian safety features.
- 4.4.6 Pedestrian and bicycle linkages leading to and along 2nd Avenue should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater community.
- 4.4.7 The Town should endeavor to add sidewalks where possible in existing areas and require the development of sidewalks in new residential neighbourhoods to promote accessibility for all residents.

The Town may identify a program for sidewalks that improves mobility over time, while balancing the costs of infrastructure additions and maintenance.

4.5 ELECTRIC VEHICLES & INFRASTRUCTURE

- 4.5.1 Bassano should respond to the growing demand for electric vehicle infrastructure and services by continually monitoring emerging technologies, related societal trends, and what they might mean for the future of Bassano.
- 4.5.2 The Town should establish what role Council, partner organizations and the private sector should play in providing electric vehicle infrastructure and services within the municipality.
- 4.5.3 The Town should monitor the ACTO Peak to Prairies Electric Charging Network and pursue opportunities which arise with neighbouring municipalities to expand the network to Southeast Alberta.

PART 5: INFRASTRUCTURE MANAGEMENT

Well-designed and effective utility services are the foundation of a well-planned community. New development is expected to connect to the Town's water, wastewater, and stormwater systems. An Infrastructure Master Plan for the community was prepared by MPE Engineering Ltd. for the purposes of reporting on the condition of the infrastructure owned and maintained by the Town of Bassano as well as delineating a plan to provide improved infrastructure to the community (*Town of Bassano Infrastructure Master Plan, MPE Engineering Ltd., 2018 Update*).

In 2014, the Town of Bassano connected to the regional water pipeline supplied from the City of Brooks, which includes water supply and treatment. The Newell Regional Services Corporation (NRSC) was developed as a partnership between urban municipalities in the Newell Region to supply potable water to municipalities and reduce infrastructure costs through a shared service delivery. The Infrastructure Master Plan notes that the Town has adequate treated water storage but would benefit from a program to upgrade undersized pipes and looping of some water lines to improve fire flow levels.

Bassano's sanitary collection system is comprised of gravity flow pipes that flow to the sewage lagoon facility located to the east of the Town. The MPE Engineering study concluded that the sanitary collection system has adequate capacity to carry flows under current and future conditions. The study also identifies key system upgrades to sanitary mains throughout the Town that would improve system performance. A separate study on the sewage lagoon facility was completed in 2010, which included a number of upgrades required to meet current Alberta Environment and Parks standards.

The Town's storm water drainage system is comprised of curb and gutters, culverts, ditches, and swales. Storm water management facilities will need to be constructed within new developments in order to collect and properly treat storm water to lessen the amount of untreated water flowing to downstream areas.

GOALS

- Maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services that will attract new institutional, industrial, commercial and residential investment while providing safe and reliable services to existing and future residents.
- Proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
- Incorporate new smart technology in future planned infrastructure projects.
- Promote the use of sustainable practices to reduce utility consumption, demands on utility systems and impacts on the environment.
- Maintain an offsite levy bylaw which, over time, covers the cost of development.

5.1 GENERAL INFRASTRUCTURE

- 5.1.1 All new development shall be required to be sustainably serviced by all municipal utilities to a standard satisfactory to the Town.
- 5.1.2 The Town shall prepare infrastructure design guidelines specific to the municipality which will ensure consistent development of municipal services in new and existing developments within Bassano.
- 5.1.3 The Town shall endeavour to regularly review and update the Infrastructure Master Plan to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements, long-term servicing and sustainability concepts.
- 5.1.4 The Town shall endeavour to incorporate smart technology into infrastructure projects outlined in the Infrastructure Master Plan.
- 5.1.5 The Town shall encourage the residents, businesses and institutions of Bassano to reduce their overall consumption of treated municipal water and control stormwater runoff on individual properties wherever possible.
- 5.1.6 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 5.1.7 The Town shall extend and upgrade its storm water management system as required to effectively manage storm water runoff from urbanized areas in accordance with the requirements of Alberta Environment and Parks and best management practices.
- 5.1.8 Wherever possible utilities will follow transportation corridors to reduce consumption of land.

5.2 WATER & WASTEWATER

- 5.2.1 Development and buildings relying on the regional potable water system should try to incorporate the use of low flow fixtures and appliances.
- 5.2.2 All new development shall, if infrastructure and capacity is available, connect to the municipal treated water and wastewater systems.
- 5.2.3 Notwithstanding policy 5.2.2, agricultural and transitional land uses may provide wastewater service by a private sewage treatment system in accordance with provincial regulation if infrastructure and/or capacity is not available.
- 5.2.4 A wastewater servicing study may be required as part of an Area Structure Plan or Area Redevelopment Plan preparation process, subdivision application, and/or development permit application to determine wastewater demand and infrastructure requirements.
- 5.2.5 To prevent overloading of the municipal wastewater system, sump pumps shall not connect to the wastewater system.

5.3 STORMWATER MANAGEMENT

- 5.3.1 Stormwater conveyance systems should be developed in an orderly, logical, and sequential pattern of development.
- 5.3.2 Where required, proponents of new development shall identify, secure, and implement, in consultation with the Town, the downstream stormwater conveyance system.
- 5.3.3 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.
- 5.3.4 Stormwater management facilities should be designed to function as a part of the open space system and consideration should be given to the naturalization of the facilities whenever feasible.
- 5.3.5 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the Town of Bassano Engineering Standards and provincial regulations.
- 5.3.6 As part of an Area Structure Plan preparation process, the applicant shall submit a stormwater management plan consistent with the approved master drainage plan, Town Engineering Standards, provincial regulations, and the policies of this Plan.
- 5.3.7 The stormwater management report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.
- 5.3.8 A stormwater management report should address the following:
 - (a) impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;
 - (b) preferred use of gravity systems over pressurized pipe or pumped systems;
 - (c) an adequate emergency escape path;
 - (d) the potential staging and practical tie-in points for proposed development;
 - (e) inclusion of backup generators to power pumps in case of power outages;
 - (f) accommodation of the additional base flow generated from sump pumps;
 - (g) flow contributions from the upstream natural catchments; and
 - (h) downstream impacts.
- 5.3.9 Best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented.

5.4 SHALLOW UTILITIES

- 5.4.1 The development of utility services should support an orderly, logical, and sequential pattern of development.
- 5.4.2 All new development shall be serviced with shallow utilities at the expense of the developer and all utility lines should be placed underground in all new subdivisions.

- 5.4.3 Commercial communications facilities (towers) should be located on land identified for business park uses and be in accordance with Town siting protocol found in Land Use Bylaw.
- 5.4.4 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider and all easements should be granted in the name of the Town.

PART 6: GOVERNANCE

The Municipality and the community have a strong connection, based on a shared vision and plan for the future. Council shall creatively and carefully manage development that is consistent with community values identified through the preparation of the MDP and other documents including the *Town of Bassano Strategic Plan*, *Beautify Bassano Initiative* and *Bassano 2030 Integrated Community Sustainability Plan*. Council, through administration, will deliver infrastructure, municipal and recreational services within the Town's financial capacity to all residents. Council will continue to work cooperatively with neighbouring municipalities, stakeholders and government partners to continue to advance the vision of the community.

Community development requires input and contribution from many different participants. Meaningful public participation is a key ingredient in ensuring a broad base of public support for the planning and other policy proposals considered by Council on behalf of the Town of Bassano. The *Municipal Government Act* specifies circumstances and types of decisions when public input must be sought. Beyond these requirements, municipalities are able to pursue as much public input as they feel is warranted by a particular issue or proposal. Various tools exist to achieve public input such as notification through mail and newsletter, open houses, workshops, public meetings, surveys, and questionnaires. Public participation can serve to educate and inform all participants about issues of importance to the community, planning processes and the nature of planning decisions.

Working together, Council sets the directions for services and development that meets Bassano's needs. Open and inclusive discussion enables representation and leadership that is connected and accountable. The Town recognizes that meaningful public involvement in municipal projects results in invaluable information and currently engages with the public on a wide variety of projects. Bassano also hosts a number of boards and committees that have members of the public as key participants. The Town encourages civic involvement in municipal decisions and is continuously improving its processes to ensure the public has the opportunity to participate meaningfully.

The Town of Bassano and the County of Newell have been operating under an Intermunicipal Development Plan (IDP) since 2015. The purpose of the IDP is to address potential planning issues on lands surrounding the Town. The IDP facilitates the coordination of future land use and development on lands bordering the municipalities and serves as a means of information sharing between the Town and County. Continued dialogue, collaboration and coordination are important as the Town and the surrounding region evolve.

GOALS

- Implement the Plan through other statutory and non-statutory planning documents including the preparation of master plans, strategic plans, and other initiatives for key areas of the community.
- Implement the Plan through decisions of the Council and direction through policy to the Municipal Subdivision and Development Authority.
- Continue to raise awareness for public participation and to enhance opportunities for the public to participate in municipal planning processes.
- Foster awareness of land use planning policies and participation opportunities in planning processes by members of the general public and the private sector.
- Ensure cooperation in planning issues between neighbouring municipalities.

6.1 COUNCIL'S ROLE

- 6.1.1 Council shall, within the scope of its authority:
- assign Town administration, delegated officers, committees, commissions and boards, to administer and implement the MDP;
 - initiate and oversee the planning programs, budgets, recommendations and activities necessary to administer and implement the MDP;
 - consult with, and seek advice from, all relevant stakeholders on decisions required to administer and implement the MDP.
- 6.1.2 The goals and policies of the MDP shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (Area Structure Plans and Area Redevelopment Plans), non-statutory plans (strategic plans, outline plans, design schemes, etc.), and the Land Use Bylaw.
- 6.1.3 In order to consider a Land Use Bylaw redesignation or to generally provide directions for land use change in an area, Council may require the preparation of an Area Structure Plan or an outline plan or amendments to existing plans. New plans and amendments to plans should provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.
- 6.1.4 Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.
- 6.1.5 The Town will be fiscally responsible by ensuring expenditures are matched to sustainable revenue sources.
- 6.1.6 The Town will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while still ensuring the needs of residents, businesses and other stakeholders are met.
- 6.1.7 The Town will develop formal policies in areas under its jurisdiction that will allow a strategic framework for municipal action. Legislative compliance, best practices and strategic intent will inform the discussion. When making decisions, the Town will consider alternatives based on policies, to ensure long-term planning and strategic objectives.

6.2 PUBLIC ENGAGEMENT AND COMMUNICATION

- 6.2.1 Council shall, using the public participation policy, promote creative participation techniques and recognize the need to reach out to all groups within the community.
- 6.2.2 The Town should actively encourage the public to be involved in municipal decision-making and the implementation of the MDP vision.
- 6.2.3 Bassano shall be proactive in providing transparent communication to the public regarding opportunities for involvement and upcoming municipal decisions.

- 6.2.4 Standards shall be established regarding the type and quality of public engagement for all development proposals. The Town should ensure that all development applications meet the public engagement standards before being considered for approvals.
- 6.2.5 The Town shall ensure that copies of the MDP and other statutory and non-statutory plans are readily available for interested members of the public.
- 6.2.6 The Town shall diversify the manner in which information is available to the public through use of the Town office, the Town website, and existing public participation initiatives such as the annual Community meeting.

6.3 INTERMUNICIPAL COOPERATION

- 6.3.1 The Town of Bassano shall continue to cooperate and consult with the County of Newell in accordance with the *County of Newell & Town of Bassano Intermunicipal Development Plan Bylaw No. 1820-15 & Bylaw No. 855/15*.
- 6.3.2 Statutory Plans, Land Use Bylaws, and subdivision and development applications will be circulated to the County of Newell for comments in accordance with the adopted IDP.
- 6.3.3 The Town will endeavour to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

PART 7: SOUTH SASKATCHEWAN REGIONAL PLAN

South Saskatchewan Regional Plan Conformance

The Alberta Land Use Framework, implemented by the Provincial Government in 2008, provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Town of Bassano is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which became effective in fall of 2014. The SSRP lays out several key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

All statutory plans and relevant documents must comply with the SSRP. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration declaring compliance with the province. Ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

Section 1: Use Land Efficiently

1. All land use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (5.1)

1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.

Relevant MDP Policy: 3.6.4

1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.

Relevant MDP Policy: 3.6.4, 3.6.5

1.3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.

Relevant MDP Policy: 3.4.1, 3.7.2, 3.9.1

1.4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

Relevant MDP Policy: 3.4.1, 3.9.1, Infrastructure Management Goals

1.5. Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.

Relevant MDP Policy: 3.4.1, 3.12.5

1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.

Relevant MDP Policy: Governance Goals

2. Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands. (5.2)

Relevant MDP Policy: Infrastructure Management Goals

Section 2: Planning Cooperation and Integration

Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (8.1)

Relevant MDP Policy: Governance Goals

Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (8.2)

Relevant MDP Policy: 6.3.2

Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (8.3)

Relevant MDP Policy: 6.3.2

Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (8.4)

Relevant MDP Policy: 3.15.1, 3.15.2

Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (8.5)

Relevant MDP Policy: Guiding Principles

Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning. (8.6)

Relevant MDP Policy: 2.9.1, 6.3.1

Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (8.7)

Relevant MDP Policy: 6.3.1, 6.3.2

Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (8.8)

Relevant MDP Policy: 6.3.3

Section 3: Building Sustainable Communities

Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (8.11)

Relevant MDP Policy: Guiding Principles

Contribute to a healthy environment, healthy economy and a high quality of life. (8.12)

Relevant MDP Policy: Guiding Principles

Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (8.13)

Relevant MDP Policy: 3.9.1, 3.11.4

Feature innovative housing design, range of densities and housing types such as mixed use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunity for the variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (8.14)

Relevant MDP Policy: 3.4.3, 3.5.1, 3.6.2, 3.6.3, 3.7.3

Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (8.15)

Relevant MDP Policy: 3.11.5

Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (8.16)

Relevant MDP Policy: Not applicable to Bassano

Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (8.17)

Relevant MDP Policy: Guiding Principles

Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (8.18)

Relevant MDP Policy: 3.12.2

Section 4: Agriculture

Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (8.19)

Relevant MDP Policy: Not applicable to Bassano

Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (8.20)

Relevant MDP Policy: 3.16.1, 3.16.2

Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands. (8.21)

Relevant MDP Policy: 3.16.1, 3.16.2

Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (8.22)

Relevant MDP Policy: 3.16.3

Section 5: Water and Watersheds

Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (8.23)

Relevant MDP Policy: Not applicable to Bassano

Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (8.24)

Relevant MDP Policy: Not applicable to Bassano

Prohibit unauthorized future use or development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (8.25)

Relevant MDP Policy: Not applicable to Bassano

Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (8.26)


Relevant MDP Policy: 2.8.8

Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (8.27)

Relevant MDP Policy: Not applicable to Bassano

Consider local impacts as well as impacts on the entire watershed. (8.28)

Relevant MDP Policy: Not applicable to Bassano



Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (8.29)

Relevant MDP Policy: Not applicable to Bassano

Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (8.30)

Relevant MDP Policy: Not applicable to Bassano

Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (8.31)

Relevant MDP Policy: Not applicable to Bassano

Facilitate public access and enjoyment of water features, to the extent possible. (8.32)

Relevant MDP Policy: Not applicable to Bassano

Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (8.33)

Relevant MDP Policy: 2.8.8

Section 6: Historic Resources

Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (8.34)

Relevant MDP Policy: 2.7.4, 2.7.9, 3.10.6

Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (8.35)

Relevant MDP Policy: Not applicable to Bassano

Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (8.36)

Relevant MDP Policy: Not applicable to Bassano



Section 7: Transportation

Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (8.37)

Relevant MDP Policy: 4.1.3

Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (8.38)

Relevant MDP Policy: 4.1.8

Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (8.39)

Relevant MDP Policy: 4.1.2

APPENDIX 1

