



TOWN OF BASHAW

PUBLIC HEARING AGENDA

Land Use Bylaw Amendment Bylaw #833-2025

Redistricting Bylaw Amendment

Wednesday, May 21, 2025

1. Open Hearing –Mayor
2. Record of those Present (see attendance sheet)
3. Staff Report
4. Present Written Submissions
5. Ask for Verbal Submissions
6. Opportunity of Council to Ask Questions
7. Close Hearing



BY-LAW # 833 - 2025

**A BY-LAW OF THE TOWN OF BASHAW
IN THE PROVINCE OF ALBERTA**

WHEREAS the Municipal Government Act R.S.A. 2000, as amended, requires a municipal Council to consider amendments to the Land Use Bylaw;

AND WHEREAS, copies of this Bylaw and related documents were made available for inspection by the public at the Town office as required by the Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26;

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF BASHAW DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Bylaw 833-2025.
2. Schedule "A" outlines the redesignation of **twenty-two parcels** within the Town of Bashaw to either amended Direct Control (DC) Districts (DC-1), (DC-2), (DC-3) and (DC-4), Low Density Residential (R1), General Residential (R2) or Central Commercial (C1) Districts.
3. Schedule "B" outlines the addition of definitions to be included in section 2.2.
4. Bylaw 833-2025 which amends the Town of Bashaw Land Use Bylaw to redesignate **twenty-two (22)** different parcels as outlined in Schedule "C" is hereby adopted.
5. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, as amended.
6. This Bylaw shall come into effect on the date of the third and final reading.

This Bylaw comes into force on the day it is finally passed.

RECEIVED FIRST READING THIS
16th DAY OF April, A.D. 2025
IN THE TOWN OF BASHAW, IN THE
PROVINCE OF ALBERTA

* _____
*MAYOR
* _____
* _____
*CAO

RECEIVED SECOND READING THIS
____ DAY OF _____, AD 2025
PROVINCE OF ALBERTA
IN THE TOWN OF BASHAW, IN THE
PROVINCE OF ALBERTA

* _____
*MAYOR
* _____
* _____
* _____
*CAO

UNANIMOUS CONSENT TO PROCEED
TO THIRD READING THIS ____ DAY
OF _____, A.D. 2025, IN THE
TOWN OF BASHAW,
IN THE PROVINCE OF ALBERTA

* _____
*MAYOR
* _____
* _____
*CAO

THIRD AND FINAL
READING THIS ____ DAY OF _____,
A.D. 2025, IN THE TOWN OF BASHAW,
IN THE PROVINCE OF ALBERTA

* _____
*MAYOR
* _____
* _____
*CAO

Schedule A

12.15 DIRECT CONTROL (DC-1) DISTRICT #1

(1) Purpose

The Direct Control (DC-1) District #1 designation is intended to accommodate the existing development of an institutional use and appropriate accessory and complementary uses at Lot A, Block 40, Plan 2533 NY.

(2) Development Authority

The Development Authority in the DC District shall be the Council.

(3) Permitted and Discretionary Uses

Table 12.16.1 outlines the permitted and discretionary uses contemplated in the Direct Control (DC-1) District designation where approval is subject to the issuance of an authorized development permit.

Table 12.16.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• First Accessory Building 10 m² and under• First Accessory Building 10 m² and over• Accessory Uses• Club• Community Centre• Office• Park• Public Administration• Recreational Facility – Public	<ul style="list-style-type: none">• Additional Accessory Buildings• Child Care Facility• Group Home• Group Home - Major• Residential Care Facility• Religious Institution

(4) Development Standards

The Development Standards for all uses identified in Table 12.16.1 shall adhere to the standards listed in Table 12.16.2.

Table 12.16.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	The size of the lot as of the adoption of this Bylaw
Minimum Mean Lot Width	The size of the lot as of the adoption of this Bylaw
Maximum Lot Coverage (%)	60%
Minimum Front Yard Setback (m)	6m
Minimum Rear Yard Setback (m)	6m
Minimum Side Yard Setback (m)	3m
Maximum Height	15m
Accessory Building Height	3m

(5) Additional Regulations

- (a) The Development Authority (Council), may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:
- i. Location and maximum size of facilities to be constructed.
 - ii. Development setbacks.
 - iii. Hours of operation.
 - iv. Number of guest rooms.
 - v. Maximum number of days of stay in a guest room.
 - vi. Number of employees.
 - vii. Number of vehicle visits per day.
 - viii. Number, duration, and size of events permitted.
 - ix. Noise.
 - x. Buffering.
 - xi. Lighting.
 - xii. Outdoor storage.
 - xiii. Parking requirements.
 - xiv. Screening of facilities.

- xv. Proof of compliance with fire and safety code inspections of the facility
- xvi. Requirements for evacuation and emergency response planning

- (b) Mandatory public consultation, including but not limited to one (1) or more open houses, mail-outs, newspaper advertisements and public notice postings may be required at the discretion of the Development Authority in advance of Council consideration of a development permit within this DC district.
- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Landscaping in this designation shall be provided in accordance with the regulations in **8.12**.
- (e) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.16 DIRECT CONTROL (DC-2) DISTRICT #2

(1) Purpose

The Direct Control (DC-2) District #2 designation is intended to accommodate a modular dwelling and accessory residential uses given the larger size of this lot and appropriate natural buffering from adjacent uses. DC-2 applies to Block G, Plan 4350 HW.

(2) Development Authority

The Development Authority in the DC District shall be the Council.

(3) Permitted and Discretionary Uses

Table 12.17.1 outlines the permitted and discretionary uses contemplated in the Direct Control (DC-2) District designation where approval is subject to the issuance of an authorized development permit.

Table 12.17.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• First Accessory Building 10 m² and under• First Accessory Building 10 m² and over• Accessory Uses• Housing, modular• Housing, single-detached• Housing, secondary suite• Home based business• Park	<ul style="list-style-type: none">• Additional Accessory Buildings• Bed and breakfast• Child care facility• Housing – guest suite• Housing, manufactured• Utility installations• Solar collectors

(4) Development Standards

The Development Standards for all uses identified in Table 12.17.1 shall adhere to the standards listed in Table 12.17.2.

Table 12.17.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	The size of the lot as of the adoption of this Bylaw
Minimum Mean Lot Width	The size of the lot as of the adoption of this Bylaw
Maximum Lot Coverage (%)	50%
Minimum Front Yard Setback (m)	6m
Minimum Rear Yard Setback (m)	6m
Minimum Side Yard Setback (m)	1.5m
Maximum Height	11m
Accessory Building Height	3m

(5) Additional Regulations

- (a) The Development Authority (Council), may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:
 - i. Location and maximum size of facilities to be constructed.
 - ii. Development setbacks.
 - iii. Hours of operation.
 - iv. Number of Housing – guest suites.
 - v. Maximum number of days of stay in a guest suite.
 - vi. Number of employees.
 - vii. Number of vehicle visits per day.
 - viii. Number, duration, and size of events permitted.
 - ix. Noise.
 - x. Buffering.
 - xi. Lighting.
 - xii. Outdoor storage.
 - xiii. Parking requirements.
 - xiv. Screening of facilities.
 - xv. Proof of compliance with fire and safety code inspections of the facility
 - xvi. Requirements for evacuation and emergency response planning

(b) Mandatory public consultation, including but not limited to one (1) or more open houses, mail-outs, newspaper advertisements and public notice postings may be

required at the discretion of the Development Authority in advance of Council consideration of a development permit within this DC district.

- (c) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.
- (d) Landscaping in this designation shall be provided in accordance with the regulations in **8.12**.
- (e) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.
- (f) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

12.17 DIRECT CONTROL (DC-3) DISTRICT #3

(1) Purpose

The Direct Control (DC-3) District #3 designation is intended to provide the continued residential and accessory uses of larger, primarily residential parcels of land within the developed area of Bashaw. DC-3 applies to Lot K, Plan 723 MC, 5420 – 52 Avenue, and NW 33 41-21 -4, 5004 45 Ave.

(2) Development Authority

The Development Authority in the DC District shall be the Council.

(3) Permitted and Discretionary Uses

Table 12.18.1 outlines the permitted and discretionary uses contemplated in the Direct Control (DC-3) District designation where approval is subject to the issuance of an authorized development permit.

Table 12.18.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 10 m² and under • First Accessory Building 10 m² and over • Accessory Uses • Housing, modular • Housing, single detached • Housing, secondary suite • Home based business • Park 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Bed and Breakfast • Child care facility • Church • Family care facility • Religious institution • Utility installations • Solar collectors

(4) Development Standards

The Development Standards for all uses identified in Table 12.18.1 shall adhere to the standards listed in Table 12.18.2.

Table 12.18.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	The size of the lot as of the adoption of this Bylaw
Minimum Mean Lot Width	The size of the lot as of the adoption of this Bylaw
Maximum Lot Coverage (%)	40%
Minimum Front Yard Setback (m)	6m
Minimum Rear Yard Setback (m)	6m
Minimum Side Yard Setback (m)	1.5m
Maximum Height	11m
Accessory Building Height	3m

(5) Additional Regulations

- (a) The Development Authority (Council), may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:
 - i. Location and maximum size of facilities to be constructed.
 - ii. Development setbacks.
 - iii. Hours of operation.
 - iv. Number of employees.
 - v. Number of vehicle visits per day.
 - vi. Number, duration, and size of events permitted.
 - vii. Noise.
 - viii. Buffering.
 - ix. Lighting.
 - x. Outdoor storage.
 - xi. Parking requirements.
 - xii. Screening of facilities.

(b) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.

- (c) Landscaping in this designation shall be provided in accordance with the regulations in **8.12.**
- (d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10.**
- (e) The construction of signs in this designation shall be in accordance with the regulations in **Part 11.**

12.18 DIRECT CONTROL (DC-4) DISTRICT #4

(1) Purpose

The Direct Control (DC-4) District #4 designation is intended to provide for a recycling depot directly adjacent to residential dwellings. DC-4 applies to Lot 2B, Block J, Plan 802 2413, 4720 – 49 Avenue and walkway beside Lot 2B, Block J, Plan 802 2413, 4720 – 49.

(2) Development Authority

The Development Authority in the DC District shall be the Council.

(3) Permitted and Discretionary Uses

Table 12.19.1 outlines the permitted and discretionary uses contemplated in the Direct Control (DC-4) District designation where approval is subject to the issuance of an authorized development permit.

Table 12.19.1

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • First Accessory Building 10 m² and under • First Accessory Building 10 m² and over • Accessory Uses 	<ul style="list-style-type: none"> • Additional Accessory Buildings • Recycling depot • Utility installations • Solar collectors

(4) Development Standards

The Development Standards for all uses identified in Table 12.19.1 shall adhere to the standards listed in Table 12.19.2.

Table 12.19.2

Development Standard	Site Standard
Minimum Lot Area (m ²)	The size of the lot as of the adoption of this Bylaw
Minimum Mean Lot Width	The size of the lot as of the adoption of this Bylaw
Maximum Lot Coverage (%)	60%
Minimum Front Yard Setback (m)	6m
Minimum Rear Yard Setback (m)	6m
Minimum Side Yard Setback (m)	1.5m
Maximum Height	11m
Accessory Building Height	3m

(5) Additional Regulations

(a) The Development Authority (Council), may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- i. Location and maximum size of facilities to be constructed.
- ii. Development setbacks.
- iii. Hours of operation.
- iv. Hazardous materials allowed on-site
- v. Number of employees.
- vi. Number of vehicle visits per day.
- vii. Number, duration, and size of events permitted.
- viii. Noise.
- ix. Buffering.
- x. Lighting.
- xi. Outdoor storage.
- xii. Parking requirements.
- xiii. Screening of facilities.

(b) Non-conforming uses in this designation shall be subject to the regulations in **3.3**.

(c) Landscaping in this designation shall be provided in accordance with the regulations in **8.12**.

(d) Parking and loading facilities in this designation shall be provided in accordance with the regulations in **Part 10**.

(e) The construction of signs in this designation shall be in accordance with the regulations in **Part 11**.

Schedule B

Delete the existing Group Home definition in 2.2(69) and replace with:

- (69) Group Home – Major means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for seven (7) or more residents live full time in the facility (excluding staff) including non-family disabled persons, or for persons with physical, mental, social or behavioral problems, of its residents either through self-help or professional care, guidance and supervision. The development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. A group home requires that at least one staff person is present at the facility at all times when at least one resident is within the facility. Typical uses include foster or boarding homes for children, family homes and long-term care facilities and do not include detoxification centres, rehabilitation facilities, psychiatric hospitals, or uses identified within the Child Care Facility definition.

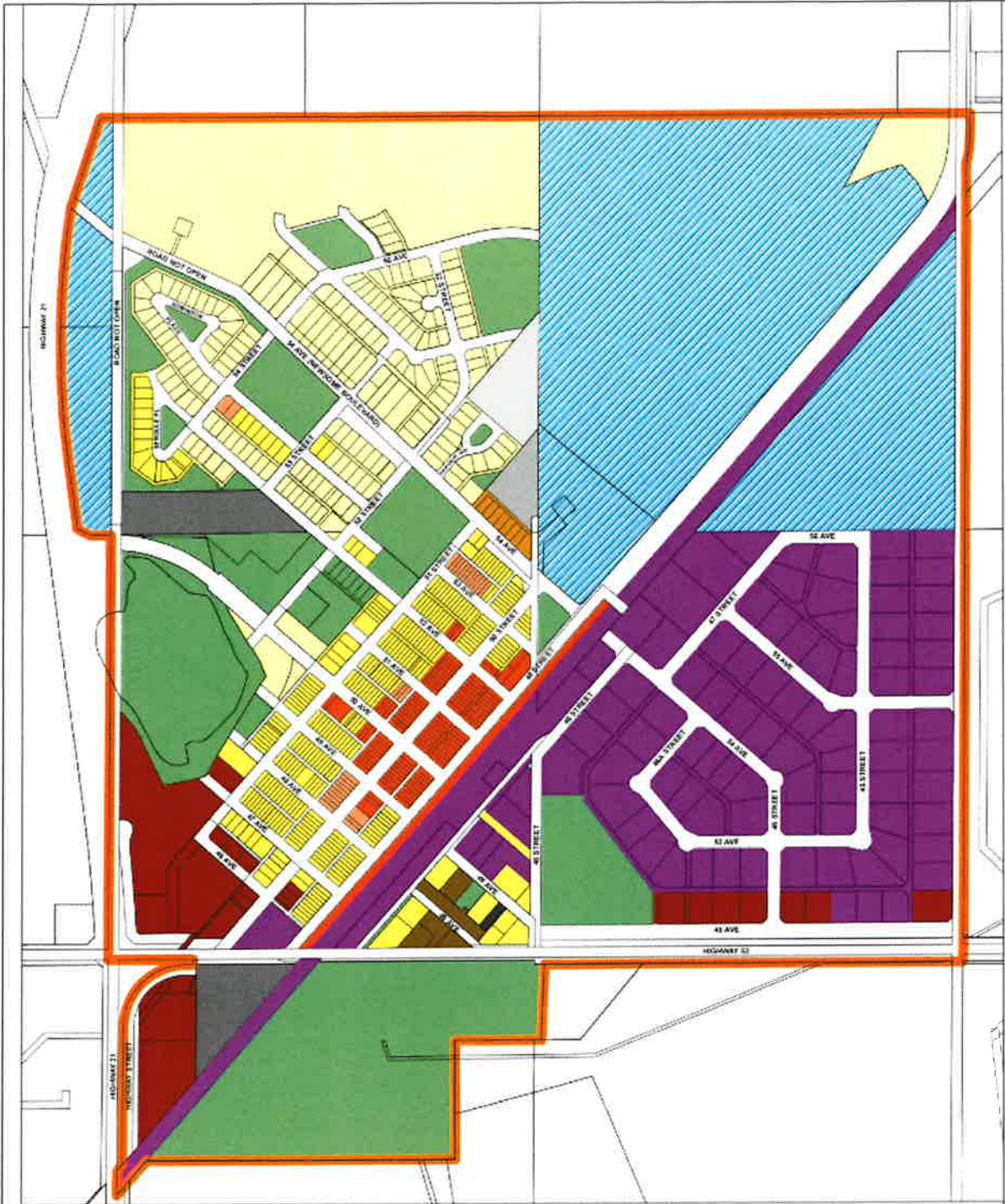
Insert the following new definition and re-number the definition section (2.2) accordingly:

- (70) Guest Room: means a room utilized as a temporary living accommodation for overnight stays for a maximum period of time as outlined in an approved development permit.
- (81) Housing – guest suite: means an accessory building utilized for temporary living accommodations that does not have all of the requirements for a full dwelling units and requires use of communal facilities for every residential needs.

Schedule C














Legal Land	Roll Number	Address	Redesignated to the following:
Lot A, Block 40, 2533 NY	004000	5430 - 51 A Street	DC - 1
Block G, Plan 4350 HW	001009	5007 - 54 Avenue	DC-2
Lot K, Plan 723 MC	001931	5240 - 52 Avenue	DC-3
SW 4 42-21 West Quadrant	001010	5111 - 50 Avenue	R1
Lot F, Plan 3081 E.U.	002111	5112 - 50 Avenue	R1
Block D, Plan 928 EO	002111	5112 - 50 Avenue	R1
33 - 41-21 - 4	001910	5004 - 45 Avenue	DC-3
Lot 35 & 36, Block 11, Plan 2627 AC	001135	5018 - 54 Avenue	R2
Lot 1, Block 11, Plan 429 HW	001101	5008 - 54 Avenue	R2
Pt of Parcel 5865 CL	010014	5101 - 48 Street	R2
Plan 3406TR (Walkway beside 2B, Lot J, Plan 802 2413)	010006	4720 - 49 Avenue	DC-4
Lot 2B, Block J, Plan 802 2413	010006	4720 - 49 Avenue	DC-4
Lot 25 & Z, Block 15, Plan 2627 AC	001525	4919 - 51 Street	C1
Lot 31 & 15' of 32, Plan 2627 AC	001531	5026 - 50 Avenue	R2
10' of 32 & 33, Block 15, Plan 2627 AC	001532	5024 - 50 Avenue	R2

34 & 35, Block 15, Plan 2627 Ac	001534	5020 - 50 Avenue	R2
Lot 36 - 38, Block 15, Plan 2627 Ac	001536	5016 - 50 Avenue	C1
Lot 22 - 24, Block 14, Plan 2627 AC	001424	5035 - 50 Avenue	R2
Lot 17 & 18, Block 14, Plan 2627AC	001417	5023 - 50 Avenue	R2
Lot 19 -21, Block 14, Plan 2627 AC	001419	5027 50 Avenue	R2
Lot 15 & 16, Block 14, Plan 2627AC	001415	5019 - 50 Avenue	R2
Lot 11 - 12, Block 14, Plan 2627 AC	001411	5009 - 50 Avenue	C1



Town of Bashaw Land Use Bylaw Land Use Districts

Legend

 R1 - Low Density Residential	 C1 - Central Commercial	 DC-2
 R2 - General Residential	 C2 - Highway Commercial	 DC-3
 R3 - Medium Density Residential	 M - Industrial	 DC-4
 MHP - Manufactured Housing Park	 IPU - Institutional and Public Uses	 UX - Urban Expansion
	 DC-1	

Town of Bashaw
Request for Decision



Meeting:	Public Hearing
Meeting Date:	May 21, 2025
Originated by:	Theresa Fuller, Chief Administrative Officer
Agenda Item:	3. Public Hearing Land Use Bylaw Amendment Bylaw 833 2025

Background/Proposal:

The Land Use Bylaw Amendment Bylaw is attached.

The town of Bashaw currently has 22 properties, which are Direct Control Districts.

There have been challenges with a couple of the properties:

- Lack of clarity regarding permitted and discretionary uses
- Development regulations are absent, leading to ambiguity
- Makes it challenging to evaluate development proposals
- Administration lacks information about when property owners or possible new owners inquire what uses are permitted
- Clearer definitions and development standards for direct control districts would be helpful
- clear criteria for reviewing and making decisions on applications would be beneficial
- additional costs to applicants due to the district

The town of Bashaw hired Vicinia Planning & Engagement to review the direct control districts and Land Use Bylaw/Municipal Development Plan.

Vicinia Planning & Engagement possesses intimate knowledge of the town of Bashaw Municipal Development Plan and Land Use Bylaw, including history of issues relating to the current designated Direct control districts. Vicinia has drafted direct control districts for comparable municipalities on a regular basis.

Discussion/Options/Benefits/Disadvantages:

- reduces the direct control districts from 22 to 5
- creates 4 different direct control districts descriptions, to provide clarity
- new definitions provide transparency

Costs/Source of Funding (if applicable)

No funding required.

Applicable Legislation:

MGA – Section 617.

Approved: yes /no Motion # _____
Account Code: _____

Community Engagement Consideration:

First reading was on April 16, 2025.

Affected landowners were sent written notification of the Land Use Bylaw amendment. Advertisements were circulated in the Stettler Independent for May 8 and May 15, 2025, circulation.

Recommended Action:

Administration would recommend proceeding to second and third reading unless additional information is presented verbally at the hearing.



TOWN OF BASHAW NOTICE OF PUBLIC HEARING

Bylaw #833-2025 Amendment to Land Use Bylaw #780-2018

Council will hold a Public Hearing for Bylaw #833-2025, an Amendment to the Land Use Bylaw #780-2018, in which any person may ask questions or make comments. The Public Hearing is scheduled for **May 21, 2025, at 6:00pm at the Council Chambers located at the Town of Bashaw Office, 5011 – 52nd Avenue.**

Bylaw #833-2025 is proposed to amend the land use bylaw to

- Add definitions to the Land Use Bylaw for specific uses within the districts of the Bylaw;
- Reduce the existing twenty-two (22) DC districts down to five (5) DC districts with specific draft DC's for each subject parcel as shown in the below land use map
- Redesignate the remaining existing DC districts to Low Density Residential (R1) District, General Residential (R2) District and Central Commercial (C1) District as shown in the below table and land use map.

Direct Control (DC) is a special district (area) in the town's land use Bylaw. It means Council decides what can be built and how the land can be used in that area. The rules are made just for that spot and can be different from the usual districts. All applications for development in Direct Control Districts need to be presented to Town Council.

The subject properties are as listed:

Legal Description	Address	Current District	Proposed Land Use Change
Lot A, Block 40, 2533 NY	540 – 51 A Street	DC	DC-1
Block G, Plan 4350 HW	5007 – 54 Avenue	DC	DC-2
Lot K, Plan 723 MC	5240 – 52 Avenue	DC	DC-3
SW 4-42-21 West Quadrant	5111 – 50 Avenue	DC	R1
Lot F, Plan 3081 E.U.	5112 – 50 Avenue	DC	R1
Block D, Plan 928 EO	5112 – 50 Avenue	DC	R1
33-41-21-4	5004 – 45 Avenue	DC	DC-3
Lots 35 & 36, Block 11, Plan 2627 AC	5018 – 54 Avenue	DC	R2
Lot 1, Block 11, Plan 429 HW	5008 – 54 Avenue	DC	R2
Pt of Parcel 5865 CL	5101 – 48 Street	DC	R2
Plan 3406TR (Walkway beside 2B, Lot J, Plan 802 2413)	4720 – 49 Avenue	DC	DC-4
Lot 2B, Block J, Plan 802 2413	4720 – 49 Avenue	DC	DC-4
Lot 25 & Z, Block 15, Plan 2627 AC	4919-51 Street	DC	C1
Lot 31 & 15' of 32, Plan 2627 AC	5026-50 Avenue	DC	R2
10' of 32 & 33, Block 15, Plan 2527 AC	5024 – 50 Avenue	DC	R2
34 & 35, Block 15, Plan 2627 AC	5020 – 50 Avenue	DC	R2
Lot 36-38, Block 15, Plan 2627 AC	5016-50 Avenue	DC	C1
Lot 22-24, Block 14, Plan 2627 AC	5035 – 50 Avenue	DC	R2
Lot 17 & 18, Block 14, Plan 2627 AC	5023 – 50 Avenue	DC	R2
Lot 19-21, Block 14, Plan 2627 AC	5027 – 50 Avenue	DC	R2
Lot 15 & 16, Block 14, Plan 2627AC	5019 – 50 Avenue	DC	R2
Lot 11 & 12, Block 14, Plan 2627 AC	5009 – 50 Avenue	DC	C1

A copy of Bylaw #833-2025, amendment to Land Use Bylaw #780-2018 may be picked up or inspected at the Town of Bashaw Administration office, during regular office hours, by email: admin@townofbashaw.com or by fax: 780-372-2335

Written or verbal submissions can be made by any person who claims to be affected, or from any other person, that Council agrees to hear from. Written submissions regarding Bylaw #833-2025 Amendment to Land Use Bylaw #780-2018 will be accepted on or before **Friday, May 16th at 4:00pm.**

Comments and letters relating to this Bylaw may emailed to admin@townofbashaw.com or be mailed to:

Town of Bashaw
Box 510,
Bashaw AB TOB 0H0

If you want to speak at the public hearing you must pre-register by Friday, **May 16, 2025, at 12:00pm or at the start of the public hearing if you are attending in-person.** You can pre-register by contacting the Town of Bashaw at 780-372-3911 or by emailing admin@townofbashaw.com

If you make a written submission, the information you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act.*

