



**TOWN OF BASHAW**

**PUBLIC HEARING AGENDA**

**Land Use Bylaw Amendment Bylaw #841-2026**

**Wednesday, June 24, 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

Town of Bashaw

Request for Decision



Meeting:	Regular Council
Meeting Date:	June 24, 2026
Originated by:	Theresa Fuller, Chief Administrative Officer
Agenda Item:	Second & third Reading Land Use Bylaw Amendment Bylaw 841 - 2026

**Background/Proposal:**

The Applicant has applied for a textual amendment to the Land Use Bylaw to allow for a housing, security suite to be added as a discretionary use in the Highway Commercial (HC) District of the Land Use Bylaw. While this amendment would apply to the entirety of parcels designated HC District, the reason for the proposed change is to allow the Applicant to have a legal, compliant, bylaw-conforming dwelling unit within their commercial/industrial building.

**Discussion/Options/Benefits/Disadvantages:**

*Overall Proposed Change and Impacts:*

The proposed textual amendment would allow for the Development Authority to approve housing, security suites as a discretionary use within parcels designated Highway Commercial (HC) District. This would allow for dwelling units that are accessory and subordinate to larger scale commercial and industrial uses provided that they are in compliance with provincial building codes and appropriate in the proposed location.

Administration reviewed other land use bylaws across Alberta and found that there are many examples of accessory style dwelling uses within Highway Commercial type land use districts in both rural and urban land use bylaws. These are typically a discretionary use in the district to allow a thorough review by the Development Authority to ensure they are appropriate for the subject developments and overall area.

Administration then reviewed to see if there were any special use regulations in place that should be considered with this potential addition of a use to the land use district. In consultation with other municipalities and in a review of other land use bylaws, it was not standard to have additional regulations for this particular use. In the interests of business-friendliness and ensuring that land use bylaws remain user-friendly, short and not overly onerous in terms of regulation, most municipalities do not require additional regulations for this use. The most significant concern appears to be safety, which is covered through provincial building code and occupancy requirements.

Given the diverse nature of this type of use in future highway commercial districts and the wide range of potential circumstances that these types of dwelling units might need to be integrated into a district, having a strong definition for the use and ensuring it remains limited and discretionary is the most appropriate way to incorporate it into the bylaw. Concerns about safety and overall building integration are best addressed through provincial code

requirements, rather than potentially duplicating or stepping outside of municipal jurisdiction with additional regulations on this use.

### *Site Specific Changes*

The proposed request is to facilitate a dwelling unit at 4515 – 50 Street in Bashaw. The existing building currently has a wide range of uses within it. This includes office spaces, an electrician, a sandblasting and powder coating business and other related uses. The proposed request would allow for a dwelling unit that would be defined as housing, security suite to provide dwelling accommodation. This unit would also provide a key purpose of providing added security and a frequent human presence in the building, adding security for this type of use in a non-residential area.

The first reading report indicated that “in 2016, under the previous Land Use Bylaw, a development permit was issued to allow for the dwelling unit to be located within the parcel. It was lawfully constructed and built in accordance with the requirements of the land use bylaw and safety codes requirements. With the adoption of the new Land Use bylaw in 2018, the dwelling unit became legal non-conforming and with DP 2023-03, this use was specifically removed from the property. This proposed amendment would legalize the suite as a conforming dwelling with the land use bylaw by allowing the Applicant to obtain a development permit for dwelling units as a discretionary use within the Highway Commercial (HC) District.”

Upon further review of the site’s history, Administration notes that DP 2023-03 removed non-EMS sleeping quarters from the approved uses. Therefore, please note that the proposed amendment will not legalize the suite and that any new sleeping quarters beyond the approved EMS sleeping quarters will require approval of a new Development Permit.

As noted previously, appropriate safety codes legislation requirements would still need to be followed and appropriate buffering, barriers, separate air and temperature control systems and other differentiation between residential and non-residential uses would still need to occur. To date, the residential component has been used in conjunction with commercial/industrial operations on the site, including with the operations of the sandblasting and paint facility, and supports the ongoing function, security, and management of the property.

This change would legalize the use and remove it from being a non-conforming existing use at 4515 – 50 Street in Bashaw.

### *Public Hearing Consultation*

Council gave first reading to Bylaw 841-2026 Amendment to Land Use Bylaw 780-2018 on May 20, 2026. The application was circulated to adjacent neighbours and advertised in the local newspaper on June 11, 2026 and June 18, 2026 dates.

As of June 19, 2026, at 8:00am, one written response identifying a number of concerns was received from members of the community. The written response is attached to this report.

Written submissions received after June 19, 2026, at 11:00am will be provided at the Public Hearing.

*Summary*

If approved, this land use bylaw change would allow Applicants to apply for housing, security suite development permits as a discretionary use in the Highway Commercial (HC) District. As a discretionary use, the Development Authority would have the ability to apply the necessary conditions at the development permit stage depending on the context of the subject site and to ensure appropriate integration with overall developments and the surrounding neighbourhoods. As a discretionary use, the permit would also be open to appeal to the Subdivision and Development Appeal Board.

All necessary building and safety code legislation would apply to these as dwelling units within this district.

**Costs/Source of Funding (if applicable)**

No funding required.

**Applicable Legislation:**

MGA – Section 617.

**Community Engagement Consideration:**

Given the limited impact of this amendment, Administration does not recommend formal public engagement. The proposed amendment will still require the housing, security suite to be a discretionary use in the Highway Commercial (HC) district which means that appropriate oversight through the development permit process will be in place and the appeal process will always be an option for future development permits of this nature.

**Recommended Action:**

Administration recommends passing the following motion(s):

MOVED BY \_\_\_\_\_ approve Second reading of 841 - 2026 amending Land Use Bylaw 780-2018 to add housing, security suite to the Highway Commercial (HC) District as a discretionary use and to add it as a definition in Section 2.2 Definitions as follows:

Housing, security suite is a subordinate dwelling unit intended to provide on-site accommodation for staff or owners responsible for the security, maintenance, or operation of a principal commercial, industrial, or agricultural use.

MOVED BY \_\_\_\_\_ approve Third reading of 841 - 2026 amending Land Use Bylaw 780-2018 to add housing, security suite to the Highway Commercial (HC) District as a discretionary use and to add it as a definition in Section 2.2 Definitions as follows:

Housing, security suite is a subordinate dwelling unit intended to provide on-site accommodation for staff or owners responsible for the security, maintenance, or operation of a principal commercial, industrial, or agricultural use.

Approved: yes /no Motion # \_\_\_\_\_  
Account Code: \_\_\_\_\_

**Discussion Result:**  
N/A



**BY-LAW # 841 – 2026**

BY-LAW NO. 841 - 2026 A By-law of the Town of Bashaw in the Province of Alberta, introduced for the purpose of adding housing, security suite to the (C2) Highway Commercial District as a discretionary use and to add it as a definition in section 2.2 Definitions.

WHEREAS The town has received an application for a text amendment to the (C2) Highway Commercial district

NOW THEREFORE Pursuant to the Municipal Government Act, Section 606, the Council of the Town of Bashaw duly assembled, hereby enacts as follows:

That By-law No. 780 - 2018 be amended as follows:

A By-law of the Town of Bashaw in the Province of Alberta, introduced for the purpose of adding housing, security suite to the (C2) Highway Commercial District as a discretionary use and to add it as a definition in section 2.2 Definitions as follows:

Housing, security suite is a subordinate dwelling unit intended to provide on-site accommodation for staff or owners responsible for the security, maintenance, or operation of a principle commercial, industrial or agricultural use.

RECEIVED FIRST READING THIS  
20<sup>th</sup> DAY OF May, A.D. 2026  
IN THE Town of Bashaw, IN THE  
PROVINCE OF ALBERTA

\* \_\_\_\_\_  
\*MAYOR  
\* \_\_\_\_\_  
\*ADMINISTRATOR

RECEIVED SECOND READING THIS

\* \_\_\_\_\_

DAY OF, AD 2026  
IN THE Town of Bashaw, IN THE  
PROVINCE OF ALBERTA

\*MAYOR

\*

\*

\_\_\_\_\_  
\*ADMINISTRATOR

RECEIVED THIRD AND FINAL  
READING THIS DAY OF  
A.D. 2026, IN THE Town of Bashaw  
IN THE PROVINCE OF ALBERTA

\*

\_\_\_\_\_  
\*MAYOR

\*

\*

\_\_\_\_\_  
\*ADMINISTRATOR



## Public hearing for bylaw 841-2026

We own a property next to the building requiring an amendment for property use.

### **Our concerns:**

- The street between the two properties is a narrow street. There is very little parking for said property. Trucks, cars, semis with trailers are already using 46 Ave. between our properties. In addition, parking is limited by the ambulance and emergency responders using the property.
- In the past employees and residents from the property have used our property for parking. As well, when they remove their snow in winter it has been piled on our property.
- We do not wish the street to be turned into a one-way street to accommodate angle parking as it was done in the past due to the narrowness.
- There is no green space on the property for pets or family. Our green space across the road is already being used for pets to defecate and pet bones have been left on our property. There is no yard for families to socialize or children to play.
- The garbage and trash is not contained and blows on our property. Additional residents are a concern.

- Air quality around the property is currently a concern when sand blasting is being done. It can't be healthy for someone who is residing full time in the building.

**Our Questions:**

- What will be the resident density on the property? EMS are residing there already.
- How many more units will there be?

Thank you for your consideration.

Respectfully submitted,

Terri Brown-Gust

Bryan Gust