



TOWN OF BASHAW

PUBLIC HEARING AGENDA

Land Use Bylaw Amendment Bylaw #842-2026

Wednesday, July 15, 2026

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:	July 15, 2026
Originated by:	Theresa Fuller, Chief Administrative Officer
Agenda Item:	Second and Third Reading Land Use Bylaw Amendment Bylaw 842 - 2026

Background/Proposal:

The Applicant has applied for a textual amendment to the Land Use Bylaw to allow for an increase in the allowable projection of site accessibility features (such as wheelchair ramps) into front yard setbacks. The provision would allow for a maximum projection of 5.0m into the front yard setback, provided it meets safety code requirements and stays within the property lines for accessibility features such as wheelchair ramps or vertical platform lifts. While this amendment would apply to the entirety of the Town of Bashaw, the reason for the proposed change is to allow the Applicant to have a legal, compliant, bylaw-conforming wheelchair ramp installed on their single-detached home.

The Bylaw amendments proposed would also remove the requirement for a development permit for accessibility features such as wheelchair ramps or vertical platform lifts in the interests of inclusivity for all abilities and to ensure the Town of Bashaw is accessible for everyone, with minimal regulatory burden, provided they comply with all other aspects of the Land Use Bylaw.

Discussion/Options/Benefits/Disadvantages:*Overall Proposed Change and Impacts:*

The proposed textual amendment would allow for wheelchair ramps and vertical platform lifts to project up to 5.0m into the front yard setback of land use districts. Provided that the accessibility features met the setbacks of the district, they would also not be required to obtain a development permit if the amendments are approved as proposed.

Administration reviewed other land use bylaws across Alberta and found that there are many examples of increased projection allowances for wheelchair ramps and “accessibility features” in their Land Use Bylaws. There are also some examples of DP exemptions given these are inherently needed for residents to continue to use their properties in many cases and an example of necessary infrastructure for the functionality of residences. In many cases, these features are required as per provincial codes for commercial, institutional and other non-residential uses. Employment law and other legislation also require these features on many buildings in order to ensure all people have access to work and utilize public services and businesses effectively. Given these higher-level legislative requirements and the Town of Bashaw’s policy objectives in the MDP to create a welcoming and inclusive community for all, Administration is supportive of the proposed amendments and feel they will advance the community for all ability levels, and not just for this particular landowner.

Site Specific Changes

The proposed request is to facilitate a wheelchair ramp addition to a single-detached dwelling at 4914 – 51st Street in Bashaw (Lots 3 & 4, Block 21, Plan 2627 AC). The proposed will result in the wheelchair ramp being located 1.42m from the property line at its closest point. As the Land Use Bylaw only allows decks to project up to 2.0m into a front yard setback, which is 6.0m, this wheelchair ramp cannot be approved. The variance percentage exceeds the maximum variance amount of 20% that the Development Authority is authorized to grant, even when considering the projection so a Land Use Bylaw Amendment is required in order for this homeowner to proceed with their project.

If these amendments are approved, the wheelchair ramp will comply with the land use bylaw.

Public Hearing consultation

Council gave first reading of the Bylaw 842-2026 Amendment to Land Use Bylaw 780-2018 on June 24, 2026. The application was circulated to adjacent neighbors and advertised in the local newspaper on July 2 and July 9, 2026, dates.

As of July 10, 2026, 12:00 pm, there has not been any responses submitted from members of the community.

Municipal Development Plan Alignment

Page 6 of the MDP notes that “It is envisioned that with increased development Bashaw will: (2) be a community inclusive and welcoming to a diversity of individuals, with opportunities for each age cohort”. This initial statement that forms part of the initial vision speaks to the MDP’s goal of building an inclusive community for all. These proposed amendments further flexibility to allow for increased accessibility Town wide which aligns with this statement.

Summary

If approved, this land use bylaw change would allow Applicants to build their wheelchair ramp on the front of their home at a distance of 1.42m from the front property line without any further development permit approvals. Overall, the proposed amendments would reduce the regulatory requirements for new accessibility features as they would not require a development permit application if they comply with the Land Use Bylaw. It would also provide greater flexibility to allow these developments to project into the front yard setback.

All necessary building and safety code legislation would continue to apply to these structures.

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 amendments will still require building code compliance and are in line with higher levels of legislation and the overarching policies of Bashaw Council and its MDP in terms of creating an accessible and inclusive community for all residents.

Recommended Action:

Administration recommends passing the following motion(s):

MOVED BY _____ approve second reading of Bylaw 842 – 2026 amending Land Use Bylaw 780-2018 with the following changes:

1. To add to Section 3.2 Development Not Requiring a Development Permit 1(p) accessibility features such as wheelchair ramps and vertical platform lifts that otherwise comply with all regulations of this Bylaw; and,
2. To add to Section 8.16 Projections Over Yards (1)(A) Front Yard: 5.0m for accessibility features such as wheelchair ramps and vertical platform lifts

MOVED BY _____ approve third reading of Bylaw 842 – 2026 amending Land Use Bylaw 780-2018 with the following changes:

1. To add to Section 3.2 Development Not Requiring a Development Permit 1(p) accessibility features such as wheelchair ramps and vertical platform lifts that otherwise comply with all regulations of this Bylaw; and,
2. To add to Section 8.16 Projections Over Yards (1)(A) Front Yard: 5.0m for accessibility features such as wheelchair ramps and vertical platform lifts

Discussion Result:

N/A



BY-LAW 842 - 2026

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 842 - 2026
2. Schedule "A" outlines the proposed textual amendments to Section 3.2 and Section 8.16 of the Land Use Bylaw.
3. Bylaw 842 - 2026 which amends the Town of Bashaw Land Use Bylaw to amend Section 3.2 and Section 8.16 " is hereby adopted.
4. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, as amended.
5. 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
24th DAY OF June, 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

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*ADMINISTRATOR

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

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*MAYOR

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*ADMINISTRATOR

SCHEDULE A

Section 3.2

(1) The following development shall not require a development permit:

(o) Accessibility features such as wheelchair ramps and vertical platform lifts provided they comply with all other regulations of the Land use Bylaw.

Section 8.16

(1) The following encroachments into required front, side and rear yard setbacks in land use districts may be permitted for canopies, balconies, eaves, box-outs, chimneys, gutters, sills, steps/stairs, and, in addition, cantilevers may be permitted to encroach into the front and rear yards only:

- a. Front Yard: 2.0 m for balconies; and 1.0 m for cantilevers, eaves, gutters, landings, and window sills (see Figure 8.17.1). 5.0m for accessibility features such as wheelchair ramps and vertical platform lifts as well as the decking surface area associated with them.