



**TOWN OF HIGH LEVEL
LAND USE BYLAW AMENDMENT
BYLAW NO. 1024-21**

WHEREAS the Municipal Government Act, R.S.A. 2000, c. M-26 (hereinafter referred to as “the Act”), as amended, provides that a municipality may amend Bylaws; and

WHEREAS the Council of the Town of High Level, in the Province of Alberta, deems it appropriate to amend Land Use Bylaw 1018-21 by:

- Amending Appendix 1 “Maps” to rezone Plan 5526NY; Lots 1 and 6 from Industrial (IND) to Community Use (CU);
- Adding PARK as a discretionary use to the Community Use (CU) Land Use District; and
- Removing hard-surfacing of any yard for the purpose of providing vehicular access from a public roadway from the list of developments not requiring a development permit.

NOW THEREFORE the Council of the Town of High Level, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That Appendix 1 “Maps” of Bylaw 1018-21 is amended to rezone Plan 5526NY; Lots 1 and 6 from Industrial (IND) to Community Use (CU).
2. That Table 12.1 “Permitted and Discretionary Uses in the CU Land Use District” of Bylaw 1018-21 is amended to include PARK as a discretionary use.
3. That Article 4.2.1 of Bylaw 1018-21 is amended as follows:

4.2.1 The following DEVELOPMENTS do not require a DEVELOPMENT PERMIT, but must comply with the regulations of this BYLAW to the extent applicable:

(j) a HOME OCCUPATION that involves catalogue sales or product presentation through home parties not held at the vendor’s residence, employs no other person than the RESIDENT and does not increase traffic generation;

(k) a HOME OFFICE provided that:

- i) no individual other than a permanent RESIDENT of the DWELLING UNIT operates the HOME OFFICE;

- ii) no client or customer is received in the DWELLING UNIT for business purposes;
- iii) the HOME OFFICE does not generate any vehicular traffic related to deliveries or pickups;
- iv) there are no ON-SITE exterior displays or advertisement of the HOME OFFICE;
- (v) no equipment, materials, goods or finished products for sale are stored ON-SITE;
- (vi) the HOME OFFICE is operated as an ACCESSORY USE only and must not change the residential character or external appearance of the DWELLING UNIT;

(l) PRIVATE BABYSITTING SERVICE; and

(m) LANDSCAPING that does not affect the grading or drainage of the subject or adjacent properties, except where LANDSCAPING forms part of a DEVELOPMENT that requires a DEVELOPMENT PERMIT.

READ A FIRST TIME this 13th day of December 2021.

STATUTORY PUBLIC HEARING held this 10th day of January 2022.

READ A SECOND TIME this 10th day of January 2022.

READ A THIRD AND FINAL TIME this 10th day of January 2022.

SIGNED AND PASSED this 12th day of January 2022.

[Original Signed by Crystal McAteer]
MAYOR

[Original Signed by Sandra Beaton]
MUNICIPAL SECRETARY