



TOWN OF HIGH PRAIRIE

BYLAW NO. 05-2024

A BYLAW OF THE TOWN OF HIGH PRAIRIE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE TOWN OF HIGH PRAIRIE LAND USE BYLAW NO. 05-2015.

WHEREAS Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Town of High Prairie has adopted the Town of High Prairie Land Use Bylaw No. 05-2015, as amended; and

WHEREAS Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Land Use Bylaw; and

WHEREAS The Council of the Town of High Prairie, in the Province of Alberta, deems it necessary to amend the Town of High Prairie Land Use Bylaw to enable and regulate Group Homes in a Residential District;

NOW THEREFORE Pursuant to Sections 230, 606 and 692 of the Province of Alberta *Municipal Government Act*, the Town of High Prairie Council, duly assembled, hereby enacts as follows:

TITLE

1. This Bylaw may be referred to as "Land Use Amendment Bylaw No. 05-2024".

PROVISIONS

2. Add the following provisions for Group Homes under **PART NINE ADDITIONAL REGULATIONS FOR SPECIFIC LAND USES**:

9.22 GROUP HOMES

9.22.1 Group Homes shall require a development permit. A development permit application for a Group Home shall be accompanied by the following information:

- (a) Number of residents;
- (b) Age range of residents;
- (c) Duration of stay;
- (d) Nature of supervision or support;
- (e) Any other information deemed necessarily to facilitate decision-making;

9.22.2 The Development Authority may notify adjacent landowners and/or the public of a development permit application for a Group Home and provide opportunity for comments prior to making a decision on the application.

- 9.22.3 The Development Authority shall establish the maximum number of residents allowed in a Group Home on a case-by-case basis, giving specific attention to the land use district in which the use is located and the type of building seeking approval.
 - 9.22.4 Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic of the area.
 - 9.22.5 There shall be adequate onsite parking to meet the needs of the Group Home.
 - 9.22.6 A site containing a Group Home shall not contain a Secondary Suite, Garden Suite or Garage Suite occupied by non-residents or staff.
3. Add the following use to the list of Discretionary Uses under Section **11.2 LOW DENSITY RESIDENTIAL (R-2) DISTRICT**:
- Group Home

SEVERABILITY

4. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of the Bylaw is deemed valid.

EFFECTIVE DATE

5. This Bylaw shall come into full force and effect upon the date of its final passing and end on thereof.

First Reading given on the 8th day of October, 2024.



 Brian Panasiuk, Mayor



 Hermann Minderlein, Chief Administrative Officer

Public Hearing held this 29th day of October, 2024.



 Brian Panasiuk, Mayor



 Hermann Minderlein, Chief Administrative Officer

Second Reading given on the 29th day of October, 2024.



 Brian Panasiuk, Mayor



 Hermann Minderlein, Chief Administrative Officer

Third Reading and Assent given on the 29th day of October, 2024.



 Brian Panasiuk, Mayor



 Hermann Minderlein, Chief Administrative Officer