



TOWN OF HIGH PRAIRIE
BYLAW NO. 02-2024

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 accommodate a proposed workcamp;

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. 02-2024".

PROVISIONS

2. Add the following use class definition for Work Camp to **Section 1.6 DEFINITIONS**:

WORK CAMP means a temporary residential complex used for housing workers on a temporary basis. A work camp usually contains sleeping, eating, recreation and other basic facilities, which are designed to be dismantled and removed from the site once the camp is no longer needed or in use.

3. Add the following provisions for Work Camps under **PART NINE ADDITIONAL REGULATIONS FOR SPECIFIC LAND USES**:

9.21 WORK CAMPS

9.21.1 All work camps shall require a development permit. A development permit application for a work camp shall be accompanied by the following information, as applicable:

- (a) the location, type, and purpose of the camp;
- (b) access to the camp;
- (c) adjacent land uses;
- (d) the means of supplying portable water, sewage and waste disposal systems to the camp site;
- (e) the number of persons proposed to live in the camp;
- (f) proposed emergency and fire protection measures;
- (g) compliance with provincial legislation;
- (h) the start date for the development, date of occupancy by residents, and removal date for the camp; and
- (i) reclamation measures once the camp is no longer needed

in addition to any other applicable requirements under Section 4.1.

9.21.2 All work camps shall be considered temporary development. A development permit for a work camp shall indicate the expiration date of the permit.

9.21.3 Notwithstanding section 9.21.2 above, the Development Authority may, at its discretion, extend the expiration date for a work camp, subject to the receipt of a new development permit application for a continuation of use for a given period of time, at least six (6) months prior to the expiration date of the current development permit.

9.21.4 A work camp shall be used to provide temporary accommodation only for the personnel or employees related to the project specifically approved for the camp.

9.21.5 A work camp shall not be located adjacent, or within close proximity, to a residential district.

9.21.6 A work camp shall:

- (a) be designed such that all points of access and egress shall be located to the satisfaction of the Development Authority and/or Alberta Transportation and Economic Corridors;
- (b) be adequately secured and landscaped to the satisfaction of the Development Authority;
- (c) screen and/or fence off any on-site storage areas;
- (d) install adequate fire protection measures, including maintaining adequate distance between buildings, where multiple buildings are involved, to the satisfaction of the Development Authority and the Fire Department;
- (e) be connected to municipal water and sewage disposal systems, unless the subject lot is not serviced by municipal water and sewage disposal systems, in which case private on-site, portable water supply and sewage disposal systems may be allowed and installed, if they comply with the Alberta Private Sewage Systems Standard of Practice.

9.21.7 In making a decision on an application for a work camp, the Development Authority shall consider the following:

- (a) the need, location, size, type and duration of the proposed camp;
- (b) the number of workers proposed to be housed at the camp site;
- (c) the provision of portable water supply, heating, sewage and waste disposal systems or facilities to the satisfaction of the Development Authority;
- (d) the provision of required access, including internal roadways or means of circulation and intersection improvements, if necessary, to the satisfaction of the Development Authority and/or Alberta Transportation and Economic Corridors;
- (e) the provision of adequate parking space to the satisfaction of the Development Authority;
- (f) the provision of adequate emergency and fire protection measures, as approved by the Town's Fire Department;
- (g) the payment of security or the provision of other forms of undertakings or guarantees acceptable to the Development Authority, confirming and assuring that the work camp will be removed and the subject site returned to its pre-development state following the expiration of the initial or final development permit; and
- (h) any other matters as deemed necessary by the Development Authority.

9.21.8 Following the expiration of a development permit for a work camp, all buildings, structures and other installations shall be removed from the site, and the land reclaimed or returned to its pre-development state within 6 months from the expiration date of the development permit.

9.21.9 The Development Authority may establish whatever conditions it deems appropriate at the time of approving the development.

9.21.10 Where security is collected by the Town for post-development reclamation purposes, the money shall not be refunded, unless the camp has been discontinued and the subject land has been reclaimed to the satisfaction of the Development Authority.

4. Add the following use to the Discretionary Uses under **Section 11.11 INDUSTRIAL (M) DISTRICT:**

- Work camp

SEVERABILITY

5. 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

6. 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 27th day of February, 2024.

Public Hearing held this 18th day of March, 2024.

 
Brian Panasiuk, Mayor Bill McKennan, Chief Administrative Officer

Second Reading given on the 26th day of March, 2024.

Third Reading and Assent given on the 26th day of March, 2024.

 
Brian Panasiuk, Mayor Bill McKennan, Chief Administrative Officer

