



**TOWN OF HIGH PRAIRIE
BYLAW NO. 07-2025**

**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 Sea-cans in the Urban Services District;
- NOW THEREFORE Pursuant to Sections 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. 07-2025".

PROVISIONS

2. Update the provisions regarding sea-cans under **Part 9: Additional Regulations for Specific Land Uses** by replacing Section 9.12 as follows:

9.12 SEA-CANS

- 9.12.1 Sea-cans shall not be allowed in residential districts.
- 9.12.2 A sea-can may not be located on a lot where there is no principal use.
- 9.12.3 Notwithstanding section 9.12.6 and 9.12.7 above, at the discretion of the Development Authority, a maximum of one (1) sea-can may be allowed for a temporary period not exceeding six (6) months during the construction of the principal dwelling on a lot.
- 9.12.4 Sea-cans cannot be used as a dwelling unit of any type within the Town of High Prairie.
- 9.12.5 Sea-cans shall not be used for the purpose of advertising or display.

- 9.12.6 Sea-cans shall not be used for storage of combustible materials.
- 9.12.7 Sea-cans shall not be stacked. The maximum height for a sea-can allowed on a lot is 3.0 m (9.8 ft.).
- 9.12.8 The exterior finish of a sea-can located within a commercial, industrial or urban services district must be consistent with or complimentary to the finish of the principal building.
- 9.12.9 Sea-cans must be well-maintained and in good condition, or alternatively, must be adequately buffered to the satisfaction of the Development Authority. The Development Authority may require that a sea-can be given a fresh coat of paint as a condition of the issuance of a development permit.
- 9.12.10 The maximum number of sea-cans that may be placed on a commercial, industrial or public services lot shall be at the discretion of the Development Authority.
- 9.12.11 The location of sea-cans shall not eliminate or interfere with parking, loading or the maneuvering of vehicles or pedestrians on the site, and shall not block or obstruct any exits or access to public utilities and/or right of ways.
- 9.12.12 The placement of the sea-can must comply with all other aspects of this Bylaw, including the minimum setback distances from the various property lines which would be required in that District.
3. Add the following use to the list of Discretionary Uses under Section **11.12.1 Urban Services District (P) DISTRICT**:
- Sea-Can

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 _____ day of _____, 2025.

Brian Panasiuk, Mayor

David Joy, Chief Administrative Officer

Public Hearing held this _____ day of _____, 2025.

Brian Panasiuk, Mayor

David Joy, Chief Administrative Officer

Second Reading given on the _____ day of _____, 2025.

Brian Panasiuk, Mayor

David Joy, Chief Administrative Officer

Third Reading and Assent given on the _____ day of _____, 2025.

Brian Panasiuk, Mayor

David Joy, Chief Administrative Officer