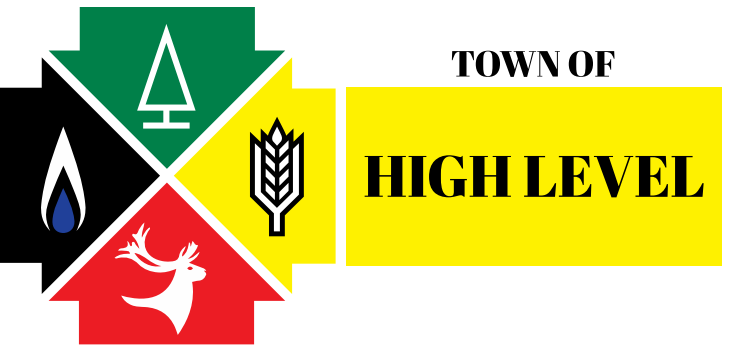


Overview

Why Now?



What is a Land Use Bylaw (LUB)?

- Also known as the 'Zoning Code', a Land Use Bylaw (LUB) organizes the Town into different land use districts, which guides development.
- The Bylaw includes regulations about what a property owner can or cannot build or do on a given property. For example, you cannot operate a heavy industrial business in the residential district. This is necessary to enable freedoms, while preserving the public interest and enjoyment of the town.
- Each land use district outlines which uses (i.e., types of development) are permitted in that area, and which are discretionary. Discretionary means that the Development Authority has the power to decide whether or not to allow something, after careful consideration.

What is Proposed?

- New and revised definitions
- Changing the Permitted and Discretionary Uses in multiple districts
- Reducing the restrictions on the buildable area in multiple districts
- Revisiting and simplifying parking regulations
- Other additions, changes, and removals

Guiding Principles:

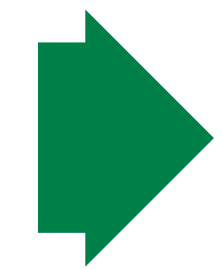
- Less restrictive zoning
- More housing options
- Simpler language and regulations
- More flexibility on parking requirements



Why Now?

- Address the serious housing shortage
- Boost housing affordability and housing diversity
- In keeping with commitments to be eligible for Housing Accelerator Funding
- Help prevent economic challenges from housing issues
- Catch up with other small municipalities in Alberta in terms of available housing options

Amendments are proposed to these definitions in the Land Use Bylaw. It is important that definitions are clear for the Bylaw to achieve its intended vision.



Purpose:

- Simplify the language
- Clarify the meaning
- Prevent unintended interpretations

Accessory Building or Structure

- Revised wording to be clear that accessory buildings are not for living in but can be attached to a Backyard Unit (more on Backyard Units later)
- Reshuffled sentence structure for better legibility

Basement

- Removed reference to the ceiling height above grade, to avoid confusion about walk-out basements

Floor Area-Gross

- Removed reference to grade to avoid confusion on uneven lots
- Made it simpler and clearer that basements are not included

Garage

- Simplified the wording

Ground floor

- Before, a 'ground floor' needed to be entirely above the finished grade
- Now, it is the storey that is at or near finished grade, in case the lot is uneven
- Clarity added that a walk-out basement is not the ground floor

Party Wall

- A Party Wall is the legally separating wall in a townhouse or duplex
- Removed 'Dwelling - multiple unit' from the definition
- This is because dwelling-multiple units can have more complicated configurations than a duplex or townhouse

Sight triangle

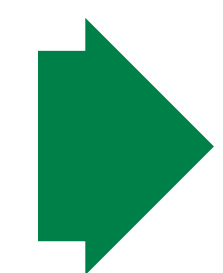
- A sight triangle is the area in the corner of a lot at a road intersection where objects need to be limited. This is to ensure visibility for road users around the corner.
- The old definition was technical and hard to understand. Now, the definition explains the concept, leaving the technical aspects to the regulations later in the Bylaw.

Storey

- The old definition re-defined what a basement is. This redundancy has been removed.

Dwelling Types

Amendments are proposed to these definitions in the Land Use Bylaw. It is important that definitions are clear for the Bylaw to achieve its intended vision. A ‘Dwelling Unit’ is a home: whether as a single detached house, apartment-style unit, or other forms.



Purpose:

- Simplify & clarify
- Close the gaps between dwelling definitions
- Prevent overlap of definitions to avoid confusion

Dwelling Unit

- The current definition is wordy and can cause confusion about accessory uses, what are “living accommodations” and needlessly lists dwelling types
- Now, the definition is simple and clear that cooking and sanitary provisions are part of a dwelling unit

Duplex

- A duplex is a building with two dwelling units, not including instances where a single detached house adds a secondary suite
- The current definition is restrictive because it only allows units to be side-by-side only
- Also, it is restrictive that a duplex must have a party wall and be split across two parcels
- The new definition is more flexible: including up-and-down units, may exist on one parcel or two, and may include a secondary suite as permitted

Single Detached

- Renamed from single ‘family’ because people from different families can live together
- Clarified that a single detached house may have a secondary suite added

Multiple Unit

- Before, the definition was restrictive and confusing about having units at “ground floor level”

- Before, the definition was restrictive that each unit must have their own independent entrance
- Before, it was unclear how a Multiple Unit and an Apartment were distinct in some instances
- To remain unchanged: A Multiple Unit includes 3 or more units
- Now, the definition is flexible on configuration, entrances, and is not limited to the ground floor

Apartment (Removed)

- This definition has been removed since it becomes redundant with Multiple Unit

Townhouse

- Before, the definition was restrictive that a Townhouse must have Party Walls and exist on multiple parcels
- Now, a Townhouse may exist on multiple parcels, or on a single parcel

Manufactured Home - Modular

- Clarified that ‘Manufactured Home – Modular’ only means single detached dwellings

Manufactured Home - Tiny Home

- Before, a Tiny Home could be a principal dwelling in a Tiny Home Community, or an accessory dwelling
- Now, a Tiny Home is only to be a principal dwelling, where permitted. This is in consideration of the new Backyard Unit term and regulations.

Secondary Suites

Is a self-contained dwelling unit located within, and accessory to, a single detached dwelling, duplex, or townhouse. A secondary suite includes one or more bedrooms with egress-compliant windows, a separate bathroom, separate cooking facilities, and a private entrance that provides direct access to the suite without requiring passage through the principal dwelling unit.

What has changed for the definition?

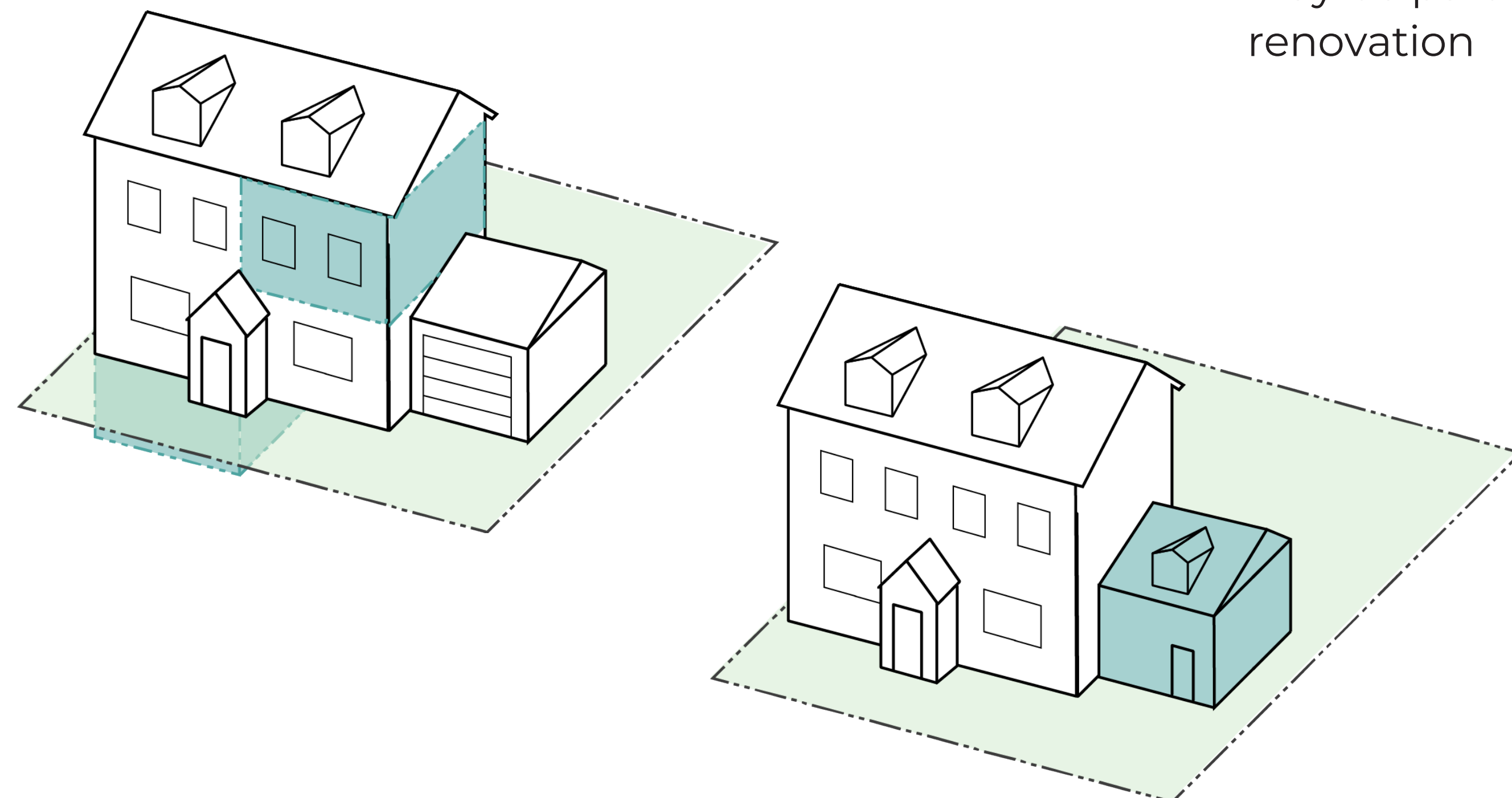
- Before, a Secondary Suite included units within a detached garage, which causes confusion.
- Before, the definition lacked details about what is expected for the suite.
- Now, it is clear that a Secondary Suite is a self-contained unit within and accessory to a Single Detached, Duplex, or Townhouse, with a separate access, bathroom and kitchen.

Benefits:

- A quick way to add more affordable homes
- The 'feel' of the street stays the same
- Another possible income source for a homeowner
- Common across Alberta, even in small towns

What is Proposed?

- Not entirely new: Used to be a type of 'Secondary Suite' attached to a garage, or a Tiny Home as an accessory dwelling: Now separated for clarity
- Regulations added to set standards
- Now a 'permitted' use in some districts to reduce red tape on Development Permits



Regulations Proposed:

These regulations are meant to set a good standard of livability, safety, and small-scale, while not being overbearing or needlessly technical.

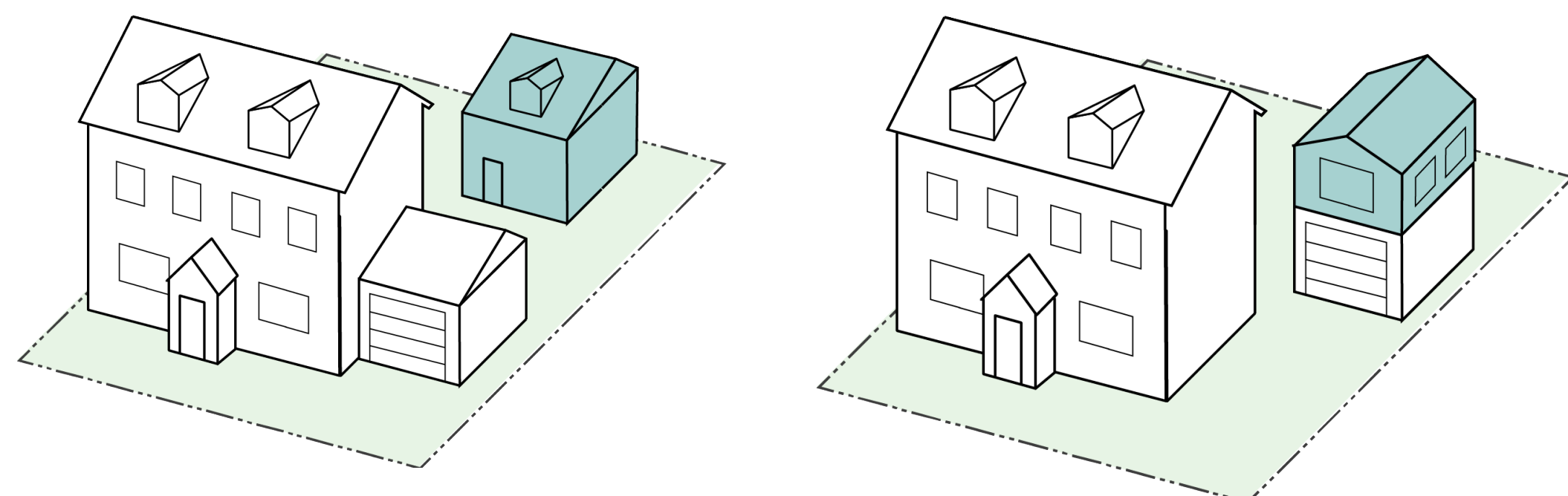
- Only one suite per main dwelling
- Only allowed in single detached houses, duplexes, and townhouses
- Must be smaller than the main dwelling
- Must have cooking, bathroom, and bathing facilities and access to laundry
- A Secondary Suite can't be made into a condo or subdivided off
- Must have an outdoor amenity space, such as a small patio or lawn space
- Must have a hard-surfaced path to the door, for accessibility and emergency responders
- May be part of the original build or added as a renovation

Backyard Units

A subordinate dwelling unit that is detached from and located behind a single detached dwelling, duplex, or townhouse, and may be attached to or above an accessory building or garage. A backyard unit includes one or more bedrooms, a bathroom, cooking facilities, and a private entrance that provides direct access to the unit without requiring passage through a garage.

What has changed for the definition?

- Before, there was no definition for a Backyard Unit, but you could have a Secondary Suite attached to a garage, or a Tiny Home as a detached accessory dwelling, causing confusion in both cases.
- Now, a Backyard Unit is a subordinate dwelling in the rear yard that is self-contained. It may be detached (i.e. a 'Garden Suite') or attached to an accessory building or garage (i.e. a 'Garage Suite').



Benefits:

- A quick way to add more affordable homes
- The 'feel' of the street stays the same
- Another possible income source for a homeowner
- Increasingly common across Alberta

What is Proposed?

- Backyard units are not new in High Level
- Definition updated
- Regulations added to set minimum and maximum standards
- Now a 'permitted' use in some districts to reduce red tape on Development Permits

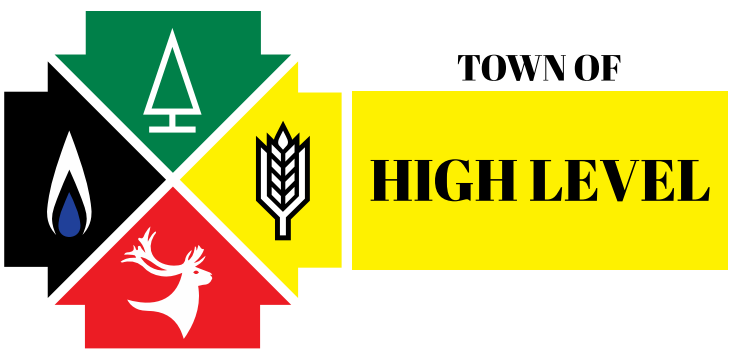
Regulations Proposed:

These regulations are meant to set a good standard of livability, safety, and small-scale, while not being overbearing or needlessly technical.

- Addressed separately from the 'Accessory Building' requirements
- One Backyard Unit per principal dwelling unit
- In the rear yard of the principal dwelling only
- Separated from other dwelling units by 4 metres, accessory buildings by 2 metres

- Maximum building height:
 - » No taller than the main dwelling
 - » No taller than 6.8 metres in any instance
 - » No taller than 4.6 metres when the rear property line is up against a low-density residential neighbour with no lane/alley in between
- Floor area maximum:
 - » 70 square metres (~754 sq.ft.) of living space for the Backyard Unit
 - » Up to 70 square metres more for a garage, if attached
- A Backyard Unit may be partially or fully pre-fabricated, but may not be on a chassis, and must be on a permanent foundation.
- Must have an outdoor amenity space
- Must have cooking, bathroom, and bathing facilities and access to laundry
- Can't be made into a condo or subdivided off
- Must have a hard-surfaced path to the door, for accessibility and emergency responders
- May have a basement, but no kitchen in the basement
- Must have a separate entrance from an attached garage
- Can't be built before the principal dwelling, but may be built at the same time

Mixed-Use Buildings



A building that contains residential and non-residential uses. Non-residential uses may include commercial, community, or institutional uses.

What has changed for the definition?

- Before, mixed-use buildings were allowed, but did not have their own definition, which cause confusion.
- Now, they have their own definition, which adds clarity about what a mixed-use building is, and shows that they are an option in the town.

Benefits:

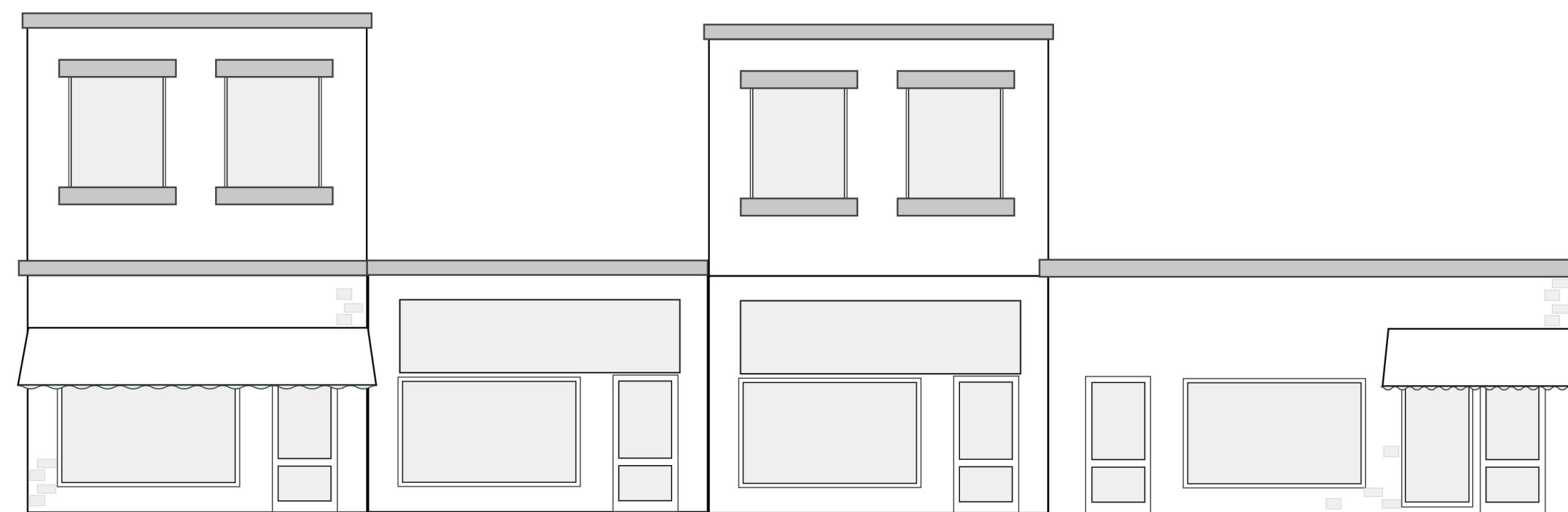
- Bring residents closer to amenities
- Businesses bring street life and jobs
- More 'eyes on the street' to deter crime

What is Proposed?

- Revamping what was already included in the Land Use Bylaw
- New definition created for clarity
- New regulations added to ensure that the residential and non-residential units co-exist well
- Added as a 'discretionary' use option in more districts, allowing more consideration if it is a right fit in the proposed context

Regulations Proposed:

- No commercial units above dwelling units
- No dwelling units in a basement
- No dwelling units facing an arterial road on the ground floor
- Separate access for residential and non-residential units



Parking



What is Proposed to Change?

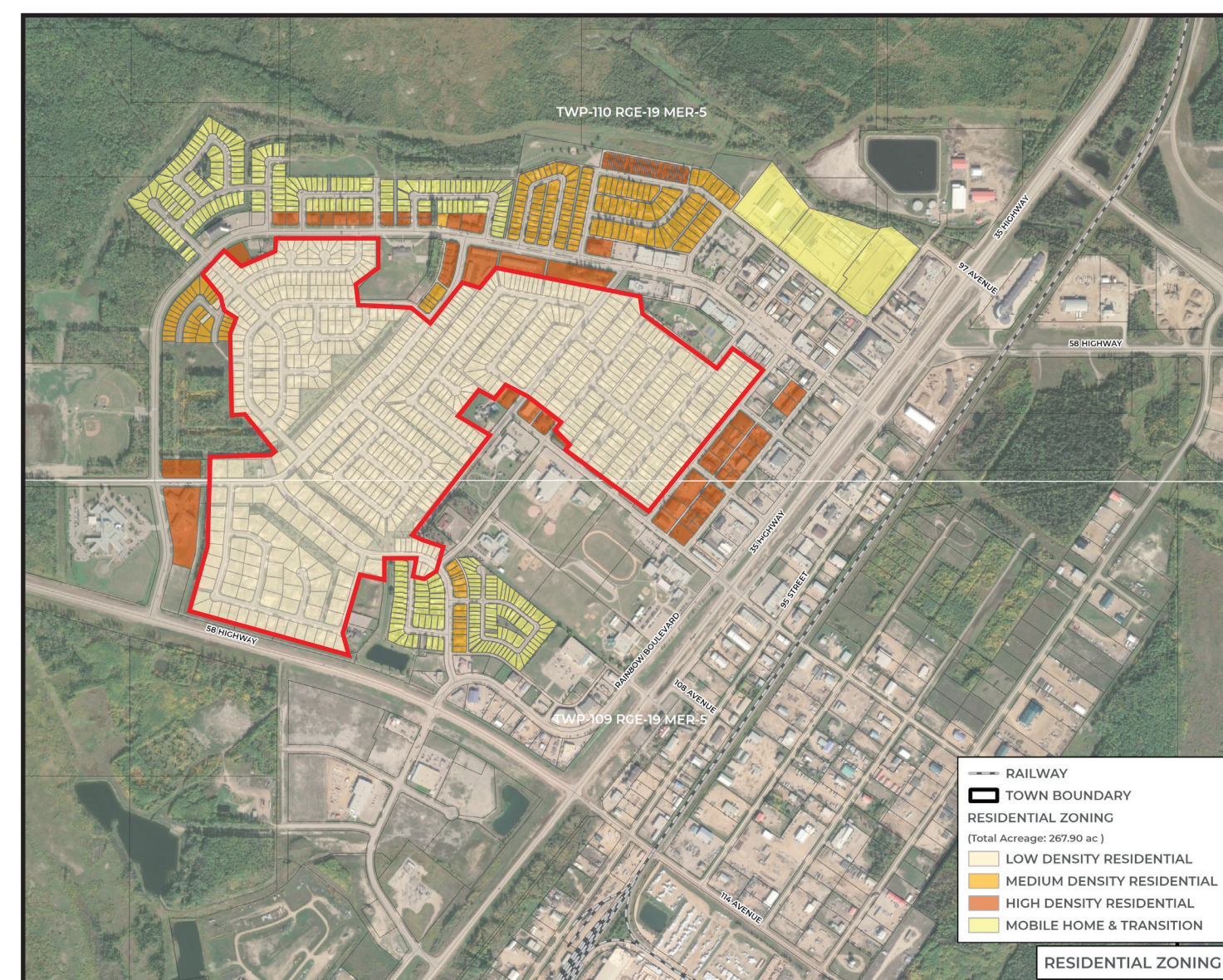
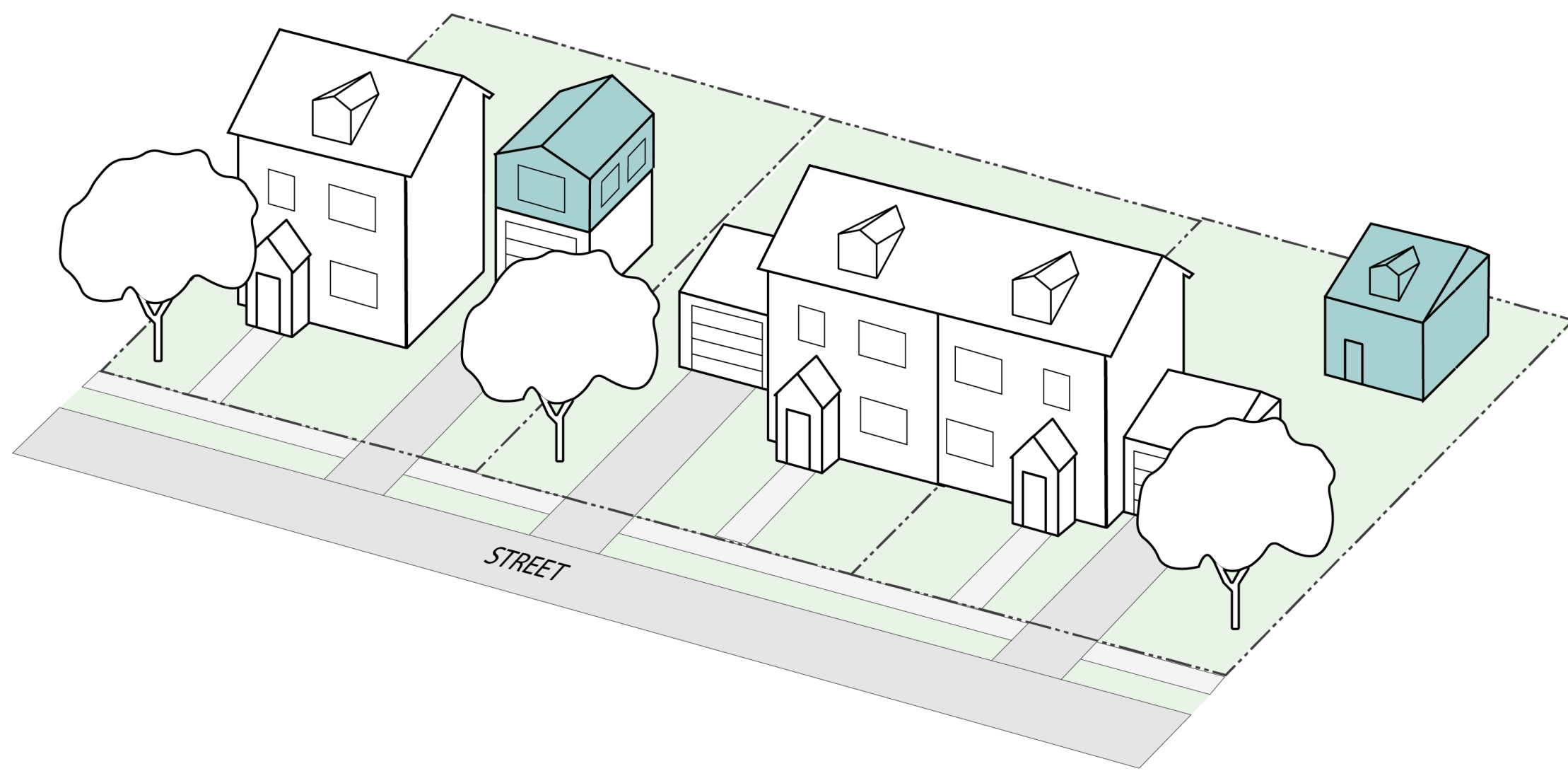
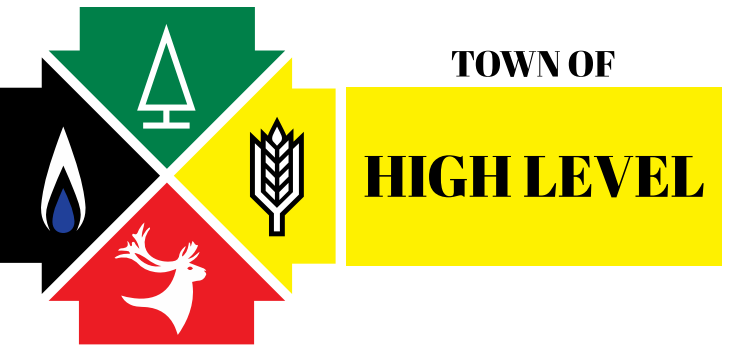
- Consolidating for simplicity
- Less onerous requirements
- More flexibility and discretion based on context
- Handicap and family parking stalls
- Clearer requirements based on number of employees
- Updating required dimensions for stalls and aisles

Regulations Proposed:

- There are no parking stall maximums existing or proposed, allowing someone to add more or bigger stalls if they wish
- The number of parking stalls required is based upon how the property is being used. The categories for stall requirements has been consolidated from 32 to 6:
 - » Residential uses:
 - » Schools and daycares
 - » Commercial or community uses with fixed seats
 - » Commercial or community uses with appointment rooms
 - » Hotels/motels
 - » All other uses
- Parking minimums for residential uses:
 - » 2 stalls per single detached, duplex, or manufactured home
 - » 1 stall per other dwelling unit type
 - » 1 visitor stall per 10 dwelling units
 - » Secondary suites and backyard units may not require a stall within the property if there is adequate street parking
 - » Stalls can be counted from garages, carports, or driveways, while ensuring that every unit has a stall that is not double-parked
- Parking for commercial or community uses:
 - » 1 stall per employee present at peak-times
 - » 1 stall per 10 seating spaces or 1 appointment room
 - » May be reduced if there is sufficient street parking or surface parking within 50 metres
- Flexibility for the Town to reduce requirements based on the context
- Simplified calculation for handicap stalls: When there are 15 or more stalls, must provide barrier-free stalls at a rate of 10% (up to four total)
- Parent with Child stalls may be required at a similar rate
- The Town may require a Traffic Impact Assessment when a development is likely to cause traffic congestion, which may lead to the developer covering the cost of required traffic improvements.
- Parking stall dimension requirements have been simplified
 - » Minimum stall width has been reduced from 3.1 to 2.8 metres: still wider than in Edmonton, Lethbridge, and Red Deer
- Parking lot aisle dimensions have been revised to consider one and two way traffic for passenger and non-passenger traffic
- Amendments made to the off-street parking and loading space sections

R-1

Low Density Residential



Changes to ‘Intent’:

This District is intended to accommodate low-density residential development while supporting the redevelopment of established neighbourhoods. The R-1 District provides opportunities to gently introduce housing diversity in a manner that is compatible with existing built form, character, and development patterns.

Changes to ‘Permitted and Discretionary Uses’:

- Permitted Uses Added:
 - » Previously a discretionary use:
 - » Duplex
 - » Secondary Suite
 - » Backyard Unit
 - » On a corner lot only, 2 storeys maximum:
 - » Townhouse
 - » Multiple Unit
- Discretionary Use Removed: Manufactured Home – Tiny Home

Density Maximum:

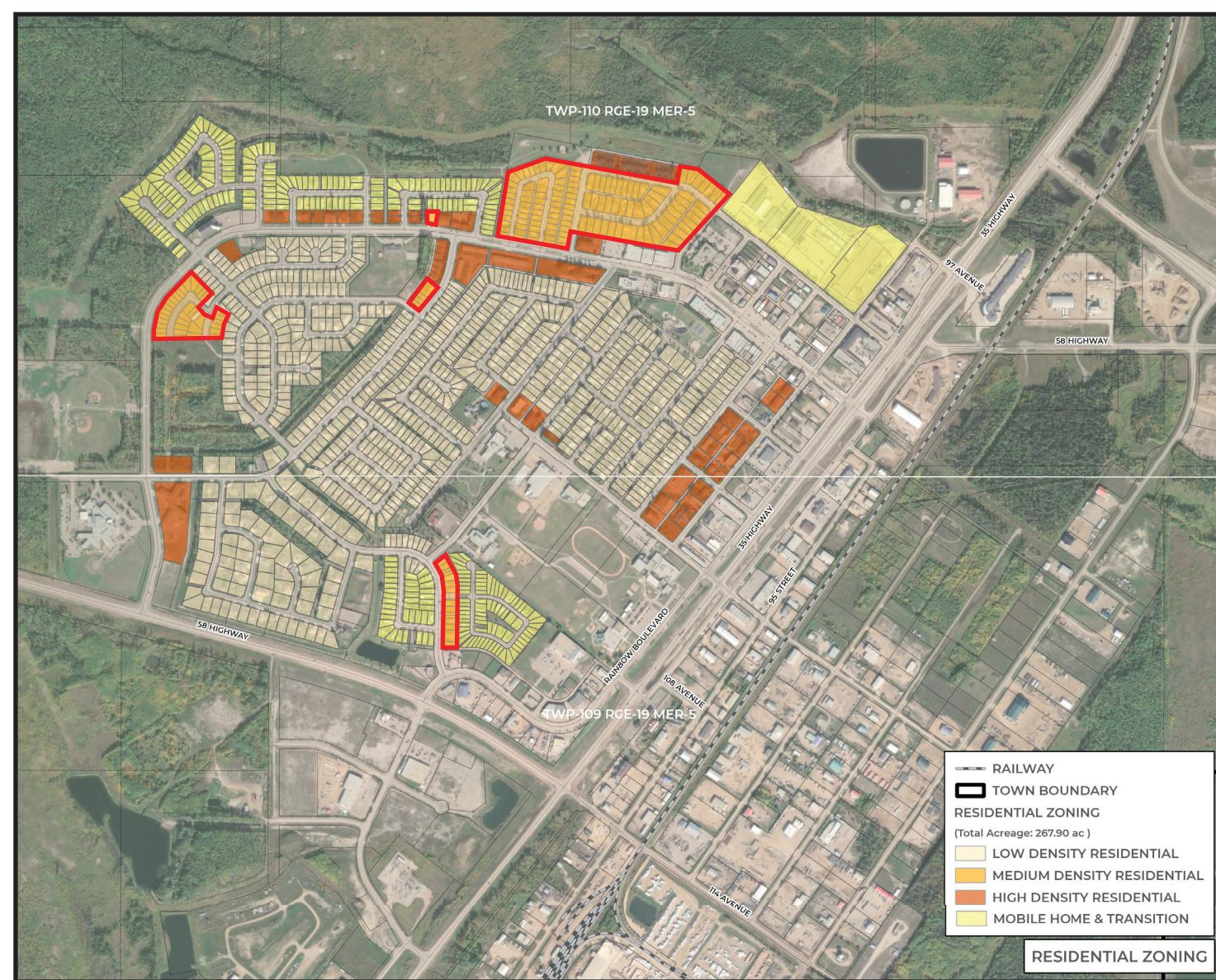
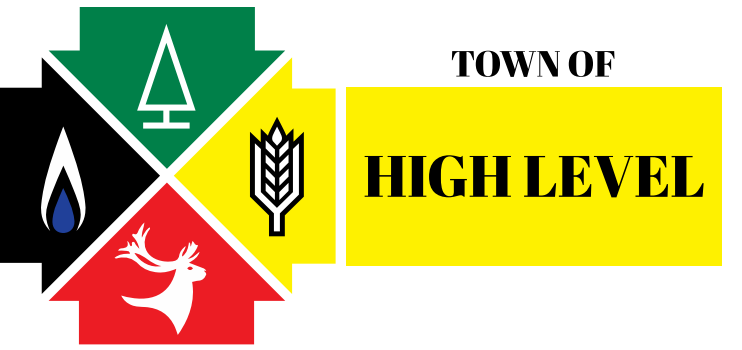
- 2 units by default
- 4 units on corner lots
- Only up to one secondary suite and one backyard unit are permitted per principal dwelling unit

Changes to Site Provisions Table:

- Simplified to one column
- Reducing the burden of regulations on property owners
- Roughly a 25% relaxation:
 - » Lot area and width minimums
 - » Setback minimum
 - » Lot coverage maximum
 - » Floor area minimum
- Maximum building height increased from 10.0 to 10.5 metres

R-2

Medium Density Residential



Changes to ‘Intent’:

This District is intended to support a diversity of housing forms that contribute to quality design and livability. The R-2 District allows for modest intensification while maintaining neighbourhood character and may accommodate mixed-use buildings that provide commercial amenities to enhance community vibrancy and walkability.

Changes to ‘Permitted and Discretionary Uses’:

- Permitted Uses Added:
 - » Previously a discretionary use:
 - » Multiple Unit
 - » Secondary Suite
 - » Backyard Unit
 - » Discretionary Uses Added:
 - » Mixed-Use Building
 - » Multiple Unit – 8 to 16 units
- Townhouse unit limit from 6 to 8 (see density maximum below)

Density Maximum:

- 8 units
- Only up to one Secondary Suite and one Backyard Unit are permitted per principal dwelling unit

Changes to Site Provisions Table:

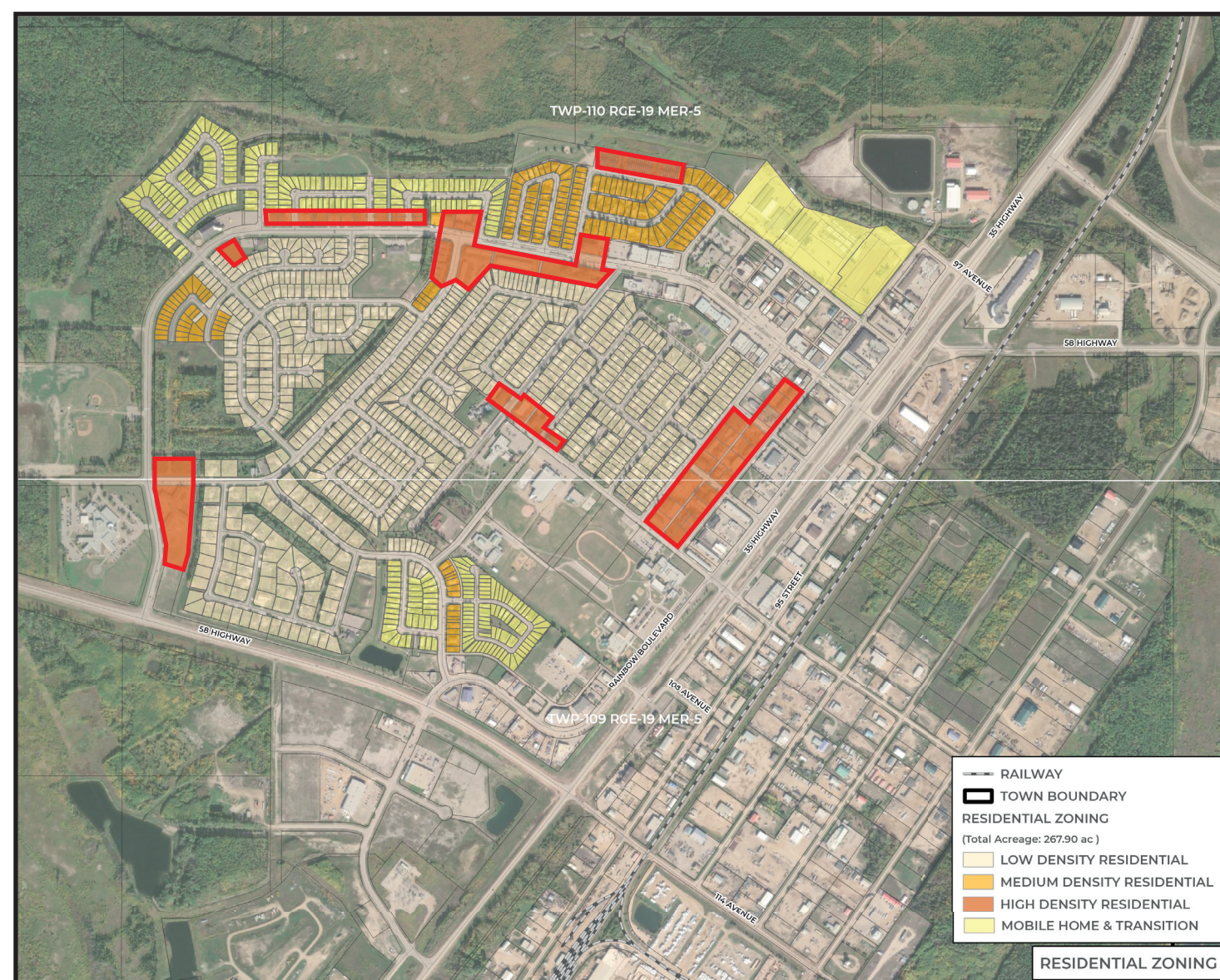
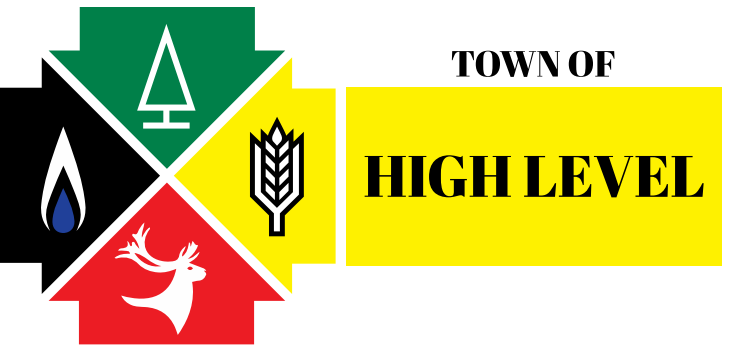
- Simplified to one column
- Reducing the burden of regulations on property owners
- Roughly a 25% relaxation:
 - » Lot area and width minimums
 - » Setback minimum
 - » Lot coverage maximum
 - » Floor area minimum
- Maximum building height increased from 10.0 to 10.5 metres

Other Changes:

- Discretionary criteria added for Mixed-Use Buildings to ensure they are appropriate for the context of the site and neighbourhood

R-3

High Density Residential



Changes to ‘Intent’:

This District is intended to accommodate the development of Multiple Unit dwellings while allowing for lower-density residential forms to respond to changing market demands. The R-3 District also provides flexibility for the inclusion of commercial uses to serve the needs of the community.

Changes to ‘Permitted and Discretionary Uses’:

- ‘Apartment’ removed entirely because definition removed
- Unit limit of 6 removed for Multiple Unit
- Duplex changed from a permitted to a discretionary use
- Mixed-Use Buildings added as a discretionary use
- Secondary Suite and Backyard unit added as a discretionary accessory use

Density Maximum:

- The density maximum has been increased from 100 to 125 units per hectare

Changes to Site Provisions Table:

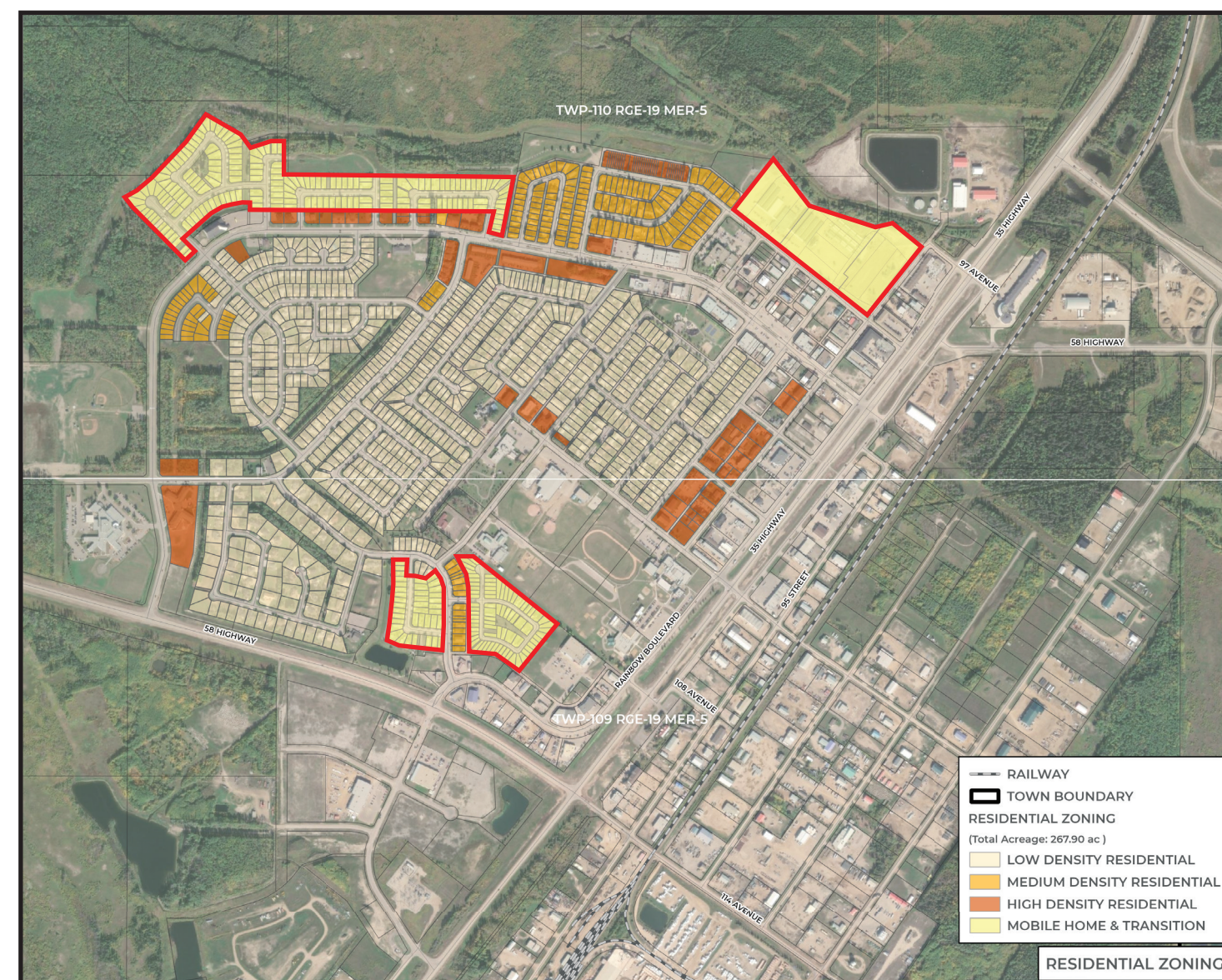
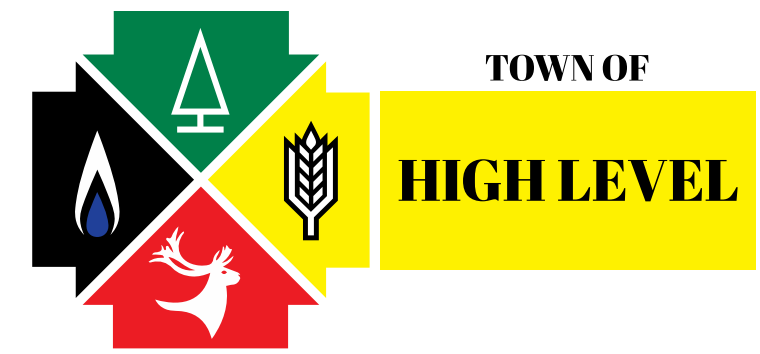
- Simplified to one column
- Reducing the burden of regulations on property owners
- Roughly a 25% relaxation:
 - » Lot area and width minimums
 - » Setback minimum
 - » Lot coverage maximum
 - » Floor area minimum
- Maximum building height increased from 4 to 6 storeys (21 metres)

Other Changes:

- For a proposed Mixed-Use Building, the Town will have to consider if it will provide sufficient numbers of housing units, be appropriate for the site, and contribute to the area
- For a proposed duplex, Secondary Suite, or Backyard uUnit, the Town will have to consider if a lower density is appropriate for the site

R-4

Mobile Home & Transition Neighbourhood



Changes to ‘Intent’:

The intent of the R-4 Land Use District is to provide a location for Manufactured Home – Mobile Developments, among other low-rise residential unit types.

Changes to ‘Permitted and Discretionary Uses’:

- Added Backyard Unit as a discretionary use

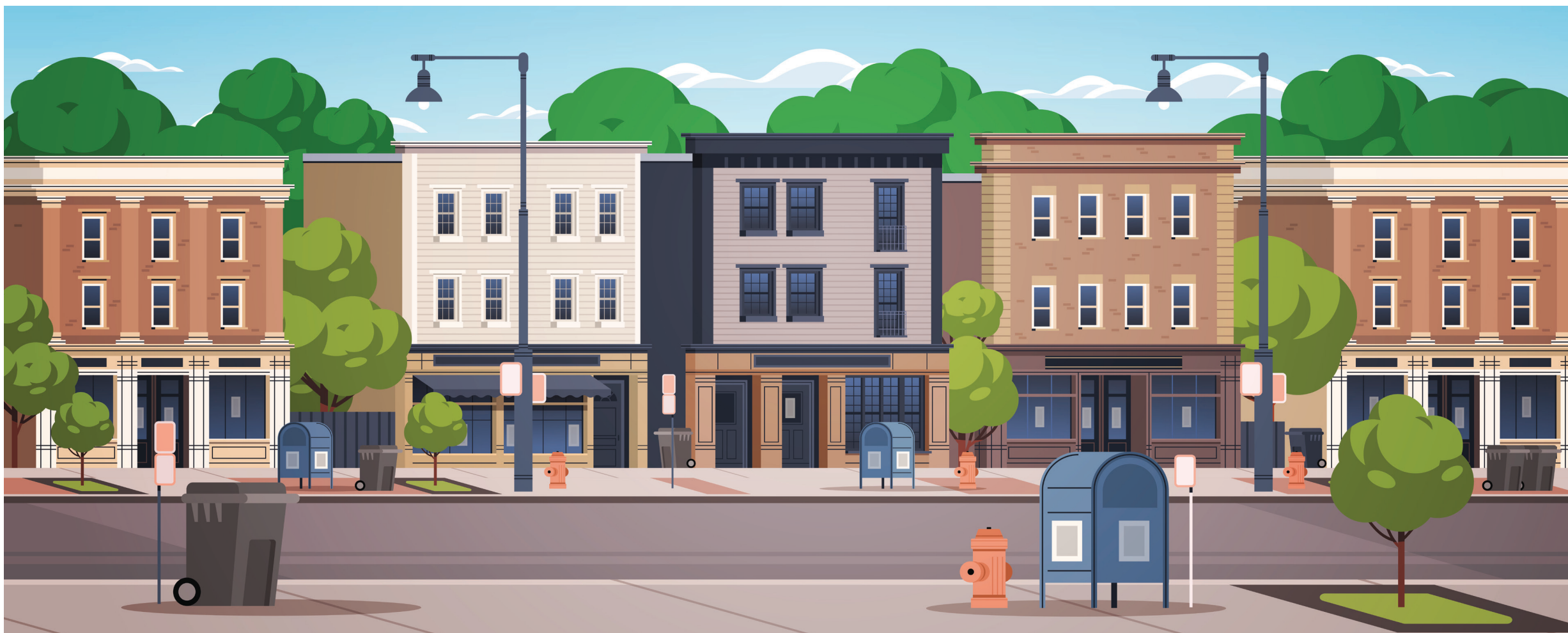
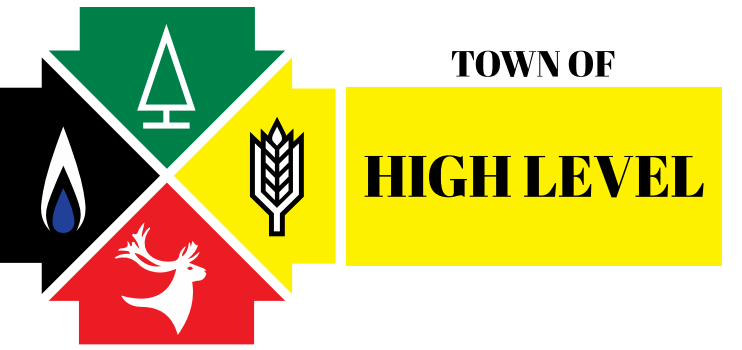
Density Maximum:

- Unchanged

Changes to Site Provisions Table:

- Simplified to one column
- Reducing the burden of regulations on property owners
- Roughly a 25% relaxation:
 - » Lot area and width minimums
 - » Setback minimum
 - » Lot coverage maximum
 - » Floor area minimum
- Maximum building height increased from 10.0 to 10.5 metres, except for Mobile Homes

Commercial & Community Districts



C-1 Downtown Commercial

Changes to 'Intent':

This District is intended to clearly define the downtown as the commercial core of the town, establishing standards that promote its redevelopment and enhancement. This includes the integration of mixed-use buildings to increase pedestrian activity and support a vibrant community environment.

Changes to 'Permitted and Discretionary Uses':

- Replace to be 'Mixed-Use Building' as a permitted use
- Add discretionary uses:
 - » Multiple Unit
 - » Assisted Living Facility
 - » Accessory Uses Associated with a Dwelling
- Increasing maximum height from 4 to 6 storeys

C-3 Highway Commercial

Changes to 'Permitted and Discretionary Uses':

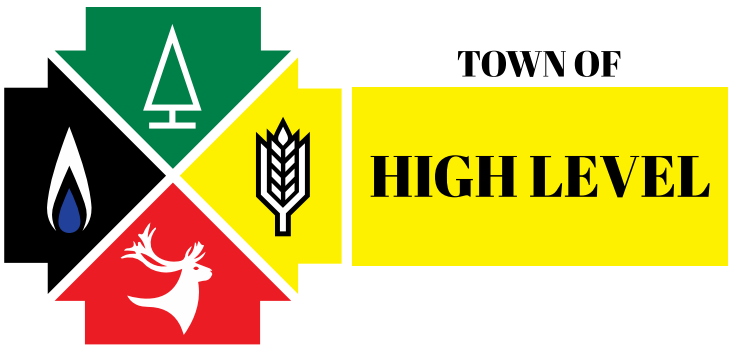
- Add as discretionary uses:
 - » Assisted Living Facility
 - » Residential Mixed Use Building
 - » Accessory Uses Associated with a Dwelling

CU Community Use

Changes to 'Permitted and Discretionary Uses':

- Added Mixed-Use Building as a discretionary use
- Mixed-Use Buildings may only have non-residential uses that are already permitted uses in that district

Other Amendments



References to the Town of High Levels Design Guidelines:

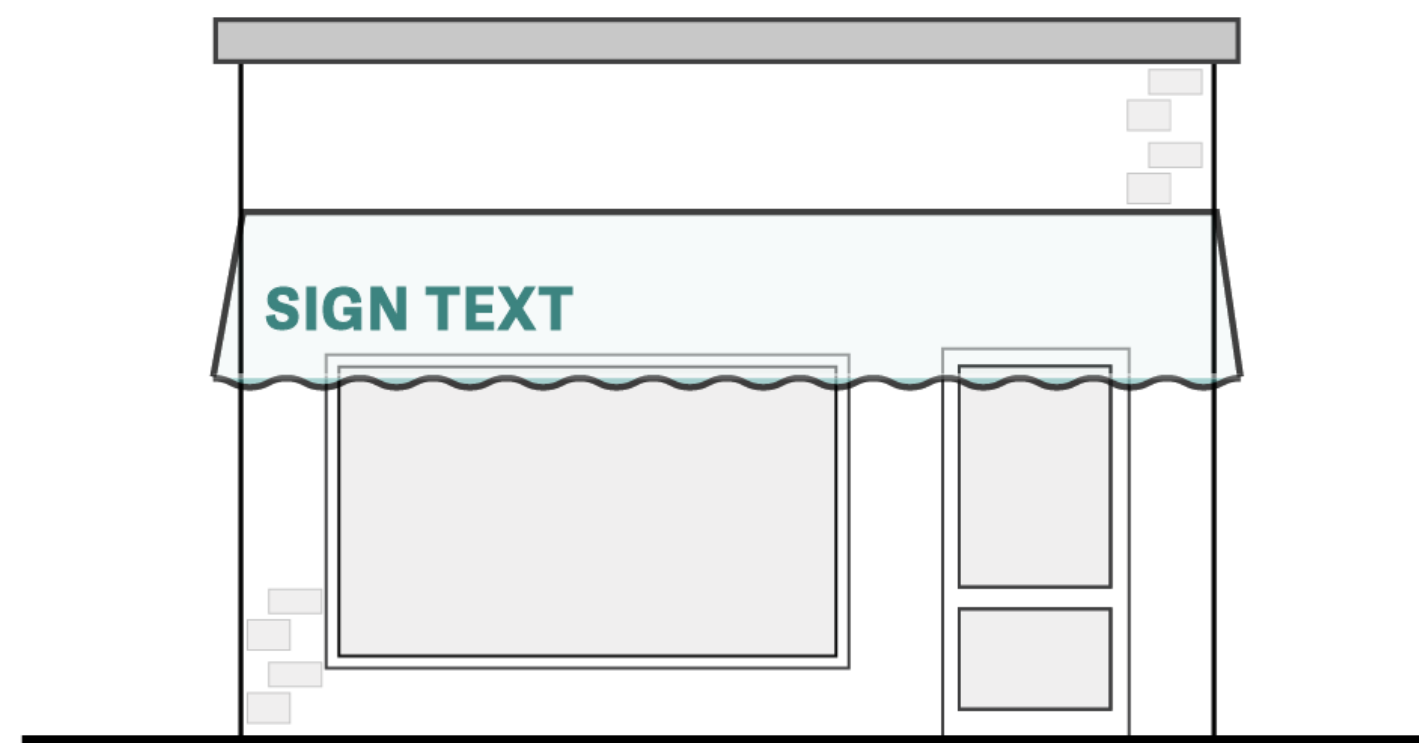
- Each reference to the Design Guidelines has been revisited to avoid confusion about the overlap of the documents
- Some references to it have been removed
- Others, the wording has changed from 'requiring' to 'encouraging'

Multiple principal buildings on a lot:

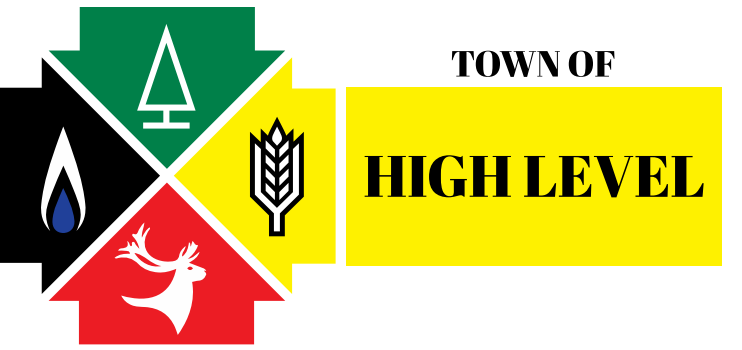
- Before, any proposed development that would include more than one principal building would automatically become a 'discretionary use', which is a longer application process with less certainty
- Now, this doesn't apply to higher density forms of housing (Townhouses, Mixed Use Buildings, and Multiple Unit buildings)

Signs:

- All signs for Mixed-Use Buildings are discretionary
- Now, temporary signs under 30 days require no permit
- If they are not within the public right-of-way
- If they are for promotions, sales, or community events



FAQ



How does a revised Land Use Bylaw get approved?

- Like all bylaws in Town, the Land Use Bylaw must be approved by Town Council.
- Council must give the bylaw three “readings” as well as a public hearing where the community can express their comments/concerns. At the hearing Council will read the proposed bylaw and talk about what it means and how it might affect the community before making a final decision.
- If it is approved, what happens?

The new Land Use Bylaw will replace the existing one

- This will not change which zone/district any property is in. For example, a property that is currently designated as “R-1 Low Density Residential” will keep that designation, even if some of the rules in that district are changed.
- This could mean new guidelines for future development, but you do not need to take any immediate action.

What does ‘legal non-conforming’ mean?

- This means that the buildings or structures on your property do not meet the new guidelines of the Land Use Bylaw but did meet the guidelines of the Land Use Bylaw LUB that was in place when the buildings or structures were built.
- It could also mean that the use or uses on your property are no longer allowed under the new Land Use Bylaw.

Does this mean I need to make changes so that my property meets the new regulations?

- No! The buildings/structures on the property can remain as is, even though they no longer follow the current zoning guidelines. Any new development on your property (new structures, new uses, renovations, reconstruction, signage, etc.) will be required to follow the new rules in place.