



**TOWN OF HIGH LEVEL
LAND USE BYLAW AMENDMENT
BYLAW NO. 1023–21**

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 Lot B, Plan 1546TR from Park (P) to Community Use (CU); and
- Adding a provision whereby applicants who wish to place a Manufactured Home – Mobile that is older than 20 years in Town, are able to with a new Effective Age as assigned by an Appraiser.

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 1546TR; Lot B from Park (P) to Community Use (CU).
2. That Article 2.4.1 of Bylaw 1018–21 is amended to include the following:

EFFECTIVE AGE is based on a DWELLING UNIT’S present condition and overall general maintenance or improvements. EFFECTIVE AGE can be lesser or greater than the unit’s actual age at the time of the appraisal. It is the responsibility of an Appraiser, based upon their inspection of the DWELLING UNIT, to estimate the EFFECTIVE AGE of a subject unit.

3. That Clause 9.2.10(c) of Bylaw 1018–21 is amended to include the following:

9.2.10(c) the MANUFACTURED HOME – MOBILE is no more than 20 years old at the time of placement onto a PARCEL identified in Clause 9.2.10.(a), unless an Appraiser has assigned a MANUFACTURED HOME – MOBILE with a new EFFECTIVE AGE up to 20 years old at the time of placement; and

4. That Article 9.2.10 of Bylaw 1018–21 is amended to include the following:

9.2.10(d) a MANUFACTURED HOME – MOBILE with a new EFFECTIVE AGE includes the submission of a comprehensive Appraisal Report containing the new EFFECTIVE

AGE and inspection details with the DEVELOPMENT PERMIT application, to the satisfaction of the DEVELOPMENT AUTHORITY.

5. That Article 9.4.3 of Bylaw 1018–21 is amended to include the following:

9.4.3 A MANUFACTURED HOME – MOBILE cannot be more than 20 years old at the time of placement onto a PARCEL within the R-4 LAND USE DISTRICT, unless:

- a) an Appraiser has assigned a MANUFACTURED HOME – MOBILE with a new EFFECTIVE AGE up to 20 years old at the time of placement; and
- b) a MANUFACTURED HOME – MOBILE with a new EFFECTIVE AGE includes the submission of a comprehensive Appraisal Report containing the new EFFECTIVE AGE and inspection details with the DEVELOPMENT PERMIT application, to the satisfaction of the DEVELOPMENT AUTHORITY.

READ A FIRST TIME this 14th day of June 2021.

STATUTORY PUBLIC HEARING held this 5th day of July 2021.

READ A SECOND TIME this 5th day of July 2021.

READ A THIRD AND FINAL TIME this 5th day of July 2021.

SIGNED AND PASSED this 7th day of July 2021.

[Original signed by Crystal McAteer]
MAYOR

[Original signed by Sandra Beaton]
MUNICIPAL SECRETARY