



Public Hearing Agenda

Monday, May 26th, 2025, at 7:00 p.m.

in the Council Chambers, Town Hall, 10203-105th Avenue, High Level, AB

Electronic Participation via YouTube. The YouTube link for this meeting is:

<https://youtube.com/live/OvIQzMDrfnM?feature=share>

1. **CALL TO ORDER**
2. **PUBLIC HEARING**
 - 2.1. *Town of High Level Land Use Bylaw No. 1051-25 and Town of High Level Municipal Development Plan Amendment Bylaw No. 1052-25*
4. **ADJOURNMENT**

THAT the Public Hearings for *Town of High Level Land Use Bylaw No. 1051-25* and *Town of High Level Municipal Development Plan Amendment Bylaw No. 1052-25* be closed.



**TOWN OF HIGH LEVEL
LAND USE BYLAW
BYLAW NO. 1051-25**

A BYLAW OF THE TOWN OF HIGH LEVEL IN THE PROVINCE OF ALBERTA, TO ADOPT A LAND USE BYLAW.

WHEREAS the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, requires the Council of a municipality to enact a Land Use Bylaw to regulate the use and development of land and buildings within the municipality;

AND WHEREAS the Council of the Town of High Level deems it necessary to repeal the existing Land Use Bylaw and adopt a new Land Use Bylaw;

AND WHEREAS Land Use Bylaw 1018-21 and all amendments thereto are to be repealed, except for amendments which established Direct Control Districts and their associated regulations, which shall remain in full force and effect and be interpreted as referencing this Bylaw;

NOW THEREFORE the Council of the Town of High Level, Duly Assembled, does hereby adopts the Town of High Level Land Use Bylaw, attached hereto and forming part of this bylaw.

Land Use Bylaw

1051-25

READ A FIRST TIME this 28 day of April, 2025



MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME this _____ day of _____, 202_

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME this _____ day of _____, 202_

MAYOR

CHIEF ADMINISTRATIVE OFFICER



**TOWN OF HIGH LEVEL
MUNICIPAL DEVELOPMENT PLAN AMENDMENT
BYLAW NO. 1052-25**

THE COUNCIL OF THE TOWN OF HIGH LEVEL, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Town of High Level Municipal Development Plan 987-18 is hereby amended.
2. Town of High Level Municipal Development Plan 987-18 is amended by:
 - a) Replacing subsection 7.1 with the following text:

7.1 Objectives

The Land Use Concept and Development objectives are to:

- Identify through the creation of the Land Use Map (Figure 3) where development is to occur based on the Town's growth strategy. This generally includes:
 - Compact residential uses within the Town site;
 - Redevelopment emphasis in the downtown and surrounding the recreation complexes;
 - Mixed land uses in the downtown,
 - Commercial growth focused in the downtown;
 - Intensifying the residential and commercial downtown area without going above six stories; and
 - Moderately expanding land for industrial uses.
 - Create a logical and efficient means for identifying new development areas requiring subsequent ASPs or ARPs.
- b) Replacing Article 7.2.5 and Policy 7.2.5 with the following text:

7.2.5 The Town shall limit residential and commercial building heights to four stories recognizing the small town feel of High Level, but allow building heights of up to six stories in the downtown and high density residential areas to support additional growth.

c) Replacing article 9.3.2 with the following text:

9.3.1 The Town should encourage housing types such as duplexes, fourplexes, townhouses, and up to six storey apartments in the Residential and Future Residential areas.

3. This Bylaw shall come into effect on the date of its final passing.

READ A FIRST TIME this 28 day of April, 2025



MAYOR



CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME this _____ day of _____, 202_

MAYOR

CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME this _____ day of _____, 202_

MAYOR

CHIEF ADMINISTRATIVE OFFICER



**TOWN OF HIGH LEVEL
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 987-18**

**A BYLAW OF THE TOWN OF HIGH LEVEL TO ADOPT THE TOWN OF HIGH LEVEL
MUNICIPAL DEVELOPMENT PLAN**

WHEREAS under the authority and pursuant to the provisions of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta and amendments thereto, the Council of the Town of High Level is required by Bylaw to adopt a Municipal Development Plan.

WHEREAS the Council of the Town of High Level, in the Province of Alberta, has deemed it desirable to adopt a new Municipal Development Plan.

NOW THEREFORE the Council of the Town of High Level, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That the Town of High Level Municipal Development Plan in book form under separate cover is hereby approved.
2. That Bylaw 902-10 is hereby repealed.

READ A FIRST TIME this 13th day of August, 2018.

READ A SECOND TIME this 10th day of September, 2018.

READ A THIRD AND FINAL TIME this 10th day of September, 2018.

SIGNED AND PASSED this 17th day of September, 2018.

MAYOR

MUNICIPAL SECRETARY



LAND USE BYLAW UPDATE

MAKING HOUSING EASIER TO BUILD WHAT WE HEARD REPORT

May 13, 2025

URBAN
SYSTEMS

200 - 10345 105 Street NW, Edmonton, AB T5J 1E8 | T: 780.430.4041

CONTACT: Jake Papineau

E: jpapineau@urbansystems.ca



PREPARED FOR:

Town of High Level
10511 – 103 Street
High Level, AB T0H 1Z0

200 - 10345 105 Street NW, Edmonton, AB T5J 1E8 | T: 780.430.4041

File: 2732.0041.01

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DRAFT

PROJECT OVERVIEW

The Town of High Level is updating its Land Use Bylaw (LUB) to help address housing needs and enable more flexible residential development. The Making Housing Easier to Build project focuses on expanding housing options, reducing regulatory barriers, and creating a more adaptable planning framework for future growth.

As part of this initiative, and in order to meet the requirements of Section 606 of the Municipal Government Act, the proposed changes were communicated via the project page on the Town's ShapeHighLevel.ca webpage, a public notice published for two consecutive weeks in the local newspaper, and postcard with a QR code survey link and invitation to participate which was mailed to every residence in the area impacted by the proposed bylaw changes.

Residents and stakeholders were invited to complete the short survey either online (open between April 28 and May 13, 2025) or in-person at the High Level & District 2025 Trade Show on May 2–3, 2025. While the number of responses was modest—with 29 individuals participating in-person and no additional responses received through the web link—the feedback offers useful insight from community members who are engaged and interested in the Town's approach to housing and land use. These responses also align with themes raised through earlier residential and commercial needs assessments, lending broader context to the perspectives shared.

KEY TAKEAWAYS

1. Most respondents were local residents and homeowners.

Of the 29 responses received, 90% came from people who currently live in High Level. Two-thirds of respondents identified as homeowners, while about one-third were renters. A small number identified as business owners or contractors.

2. Housing affordability and availability are pressing concerns.

Participants expressed a high level of concern about both the **cost** and **availability** of housing if they were to seek a new place to live. These concerns reinforce the need for greater housing flexibility.

3. Residents want the Town to ease restrictions on housing development.

Respondents indicated a moderate preference for less restrictive zoning and showed support for a more flexible approach to regulating where housing can be built.

4. There is strong support for reducing red tape.

Efforts to simplify and streamline the permitting

process were well-received, with 55% of respondents indicating that reducing red tape was “very important.”

5. Diverse housing types are welcomed in residential areas.

Allowing more types of housing—such as duplexes, row houses, and backyard suites—scored particularly high, with 72% of respondents indicating that they strongly support allowing more diverse housing types.

6. Broad support for the proposed bylaw updates.

The proposed changes to the Land Use Bylaw received an average approval rating of 82%, with nearly 60% of respondents expressing strong support.

7. Additional feedback reflects interest and caution.

Six participants shared written comments. While limited in number, these reflected both enthusiasm for increased housing options and a desire to maintain community character and infrastructure capacity as development expands. Written comments can be found in **Appendix A**.

CONCLUSION

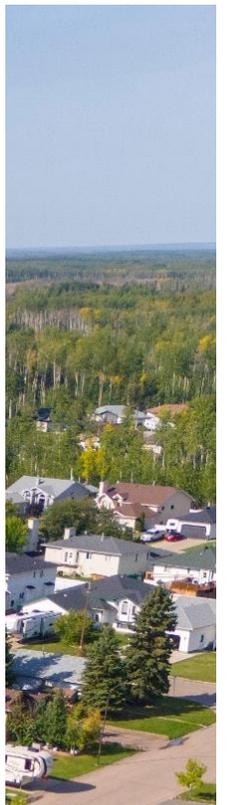
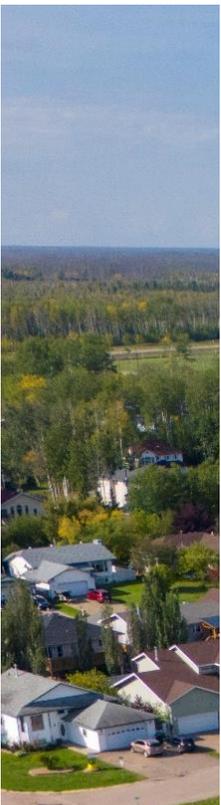
Although the survey received a relatively small number of responses compared to the Town's population, the feedback points to a shared interest in increasing housing diversity and reducing barriers to development. The strong alignment with findings from earlier engagement efforts adds weight to these themes.

Respondents expressed a clear desire for change—highlighting affordability, flexibility, and housing availability as top priorities. As the Town finalizes updates to the Land Use Bylaw, these insights will help ensure that policy changes reflect both the needs and aspirations of the community.

DRAFT

APPENDIX A:

PUBLIC SURVEY RESULTS



Shape High Level

Report Type: Form Results Summary

Date Range: 07-05-2025 - 13-05-2025

Exported: 13-05-2025 14:31:56

Open

Land Use Bylaw Amendments Survey
Making Housing Easier to Build - Land Use Bylaw Project

1
Contributors

29
Contributions

Contribution Summary

1. I acknowledge the privacy statement above. Required

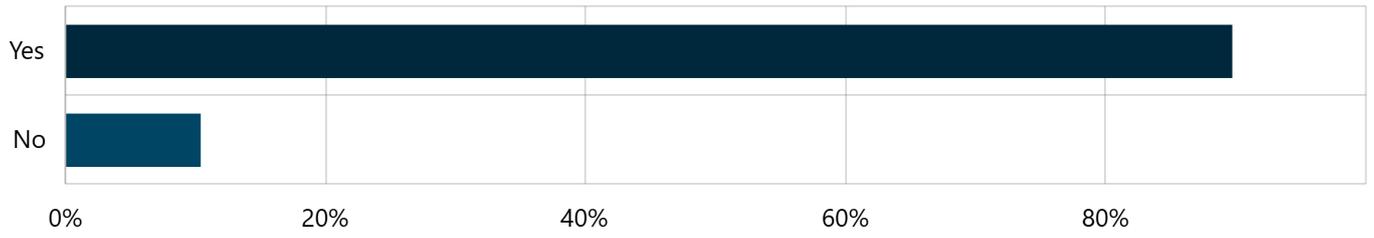
Single Checkbox | Skipped: 0 | Answered: 29 (100%)



Answer choices	Percent	Count
Yes	100.00%	29
Total	100.00%	29

2. Do you live in the Town of High Level?

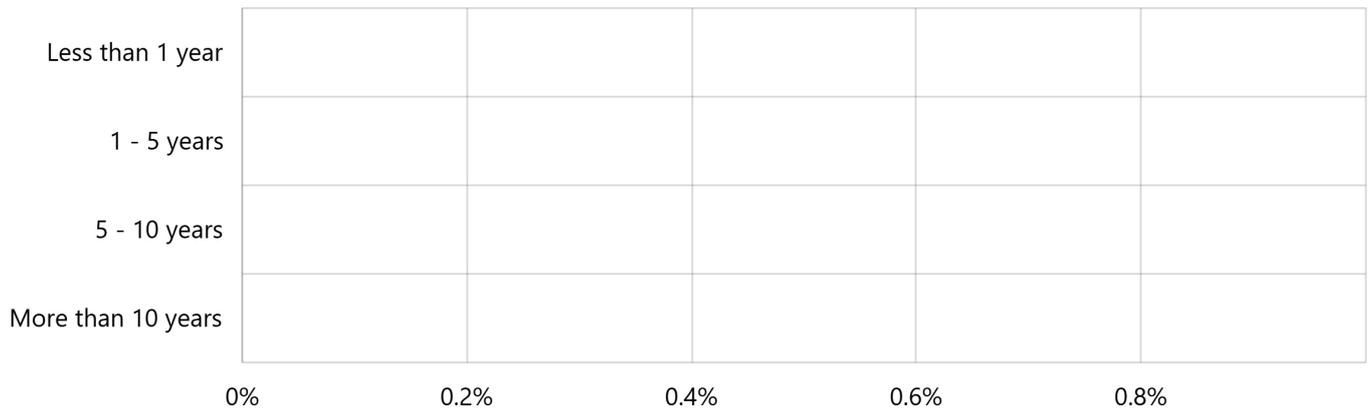
Multi Choice | Skipped: 0 | Answered: 29 (100%)



Answer choices	Percent	Count
Yes	89.66%	26
No	10.34%	3
Total	100.00%	29

3. How long have you lived in the Town of High Level?

Multi Choice | Skipped: 29 | Answered: 0 (0%)



Answer choices	Percent	Count
Less than 1 year	0%	0
1 - 5 years	0%	0
5 - 10 years	0%	0
More than 10 years	0%	0
Total	0%	0

4. You answered "No" to living in the Town of High Level. Where do you currently reside?

Short Text | Skipped: 29 | Answered: 0 (0%)

Sentiment

No sentiment data

Tags

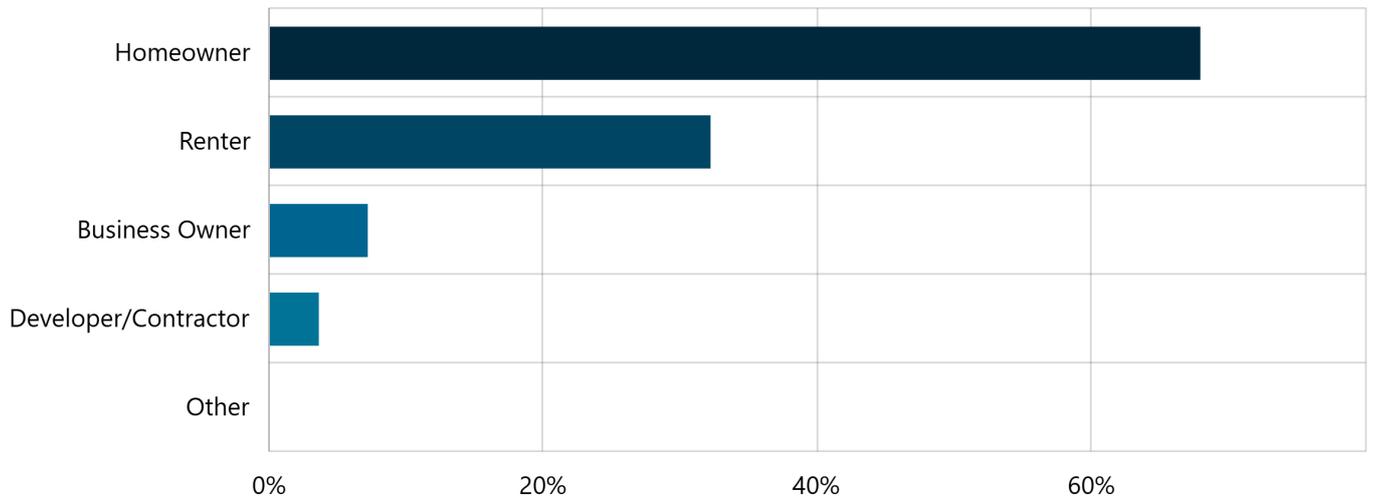
No tag data

Featured Contributions

No featured contributions

5. Which of the following best describes you (select any/all that apply)?

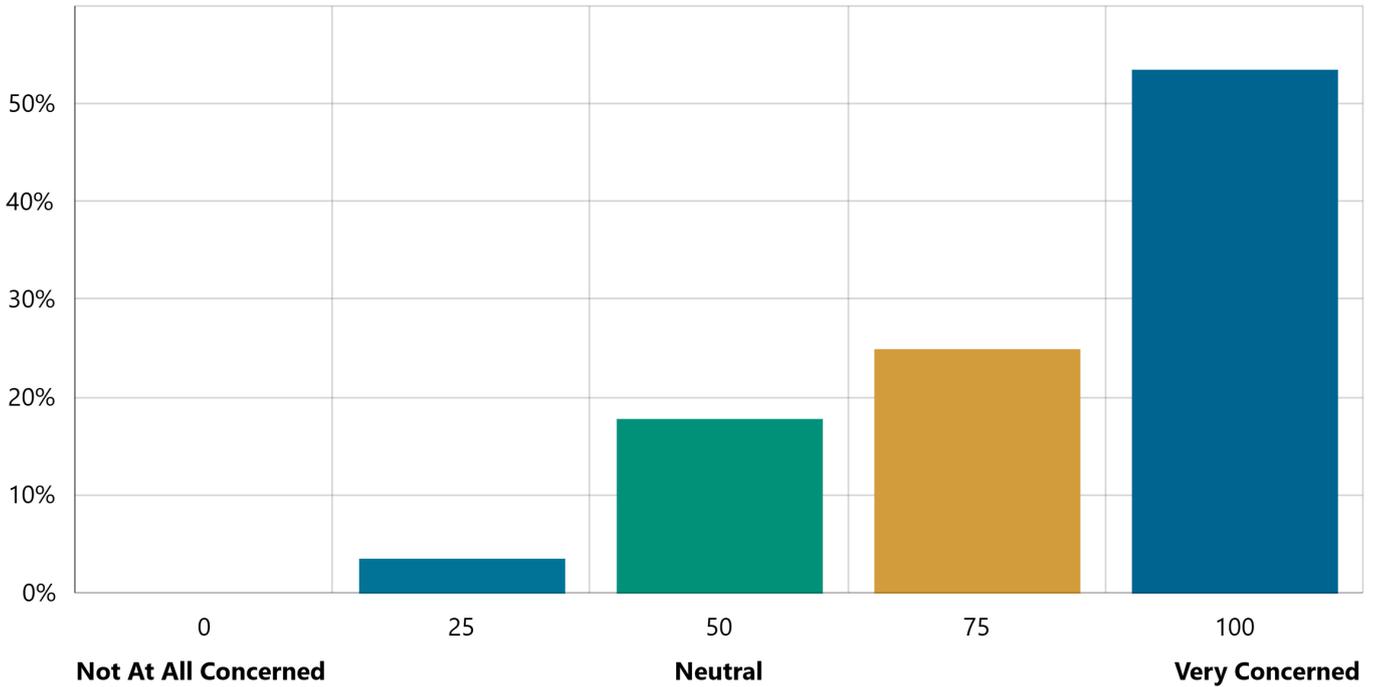
Multi Choice | Skipped: 1 | Answered: 28 (96.6%)



Answer choices	Percent	Count
Homeowner	67.86%	19
Renter	32.14%	9
Business Owner	7.14%	2
Developer/Contractor	3.57%	1
Other	0%	0

6. If you were to require a different housing situation tomorrow, how concerned would you be about the cost of renting or purchasing housing in High Level?

Slider | Skipped: 1 | Answered: 28 (96.6%)

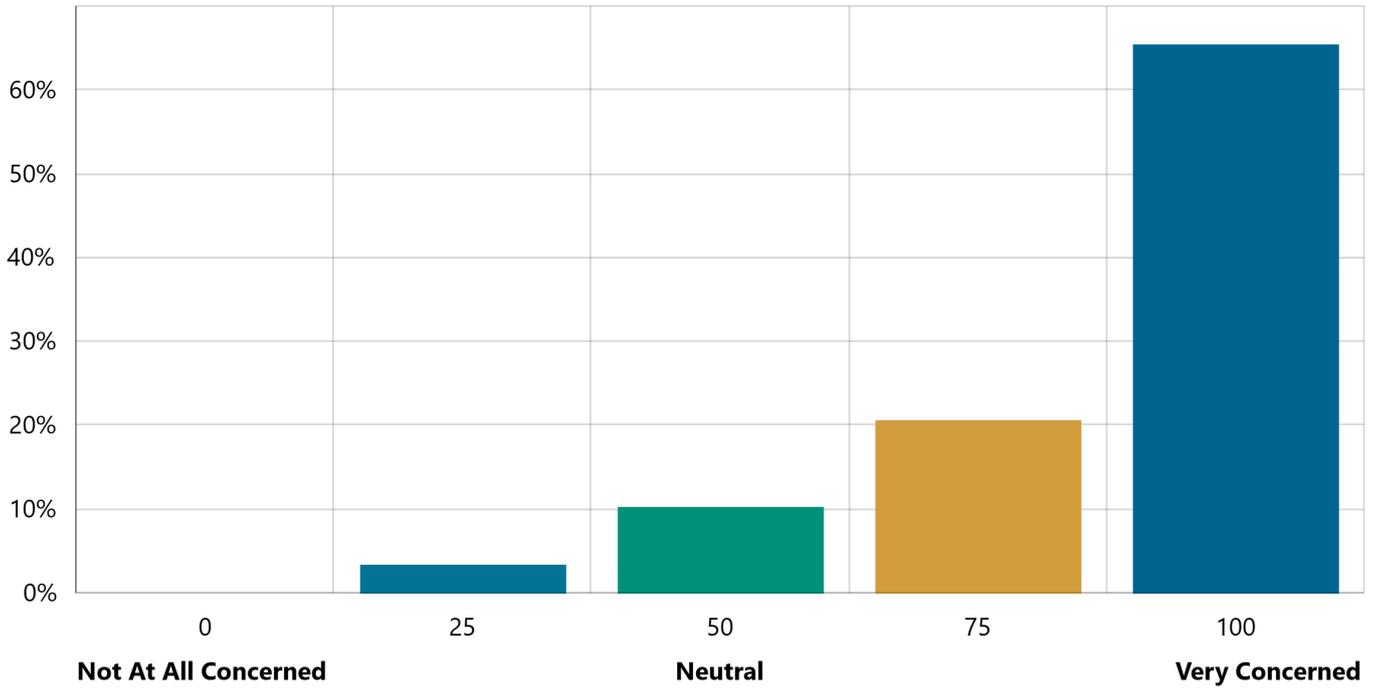


Count	Average	Median	Min	Max
28	82.14	100.00	25	100

0	25	50	75	100
0%	3.57%	17.86%	25.00%	53.57%
0	1	5	7	15

7. If you were to require a different housing situation tomorrow, how concerned are you about the availability of housing in High Level?

Slider | Skipped: 0 | Answered: 29 (100%)

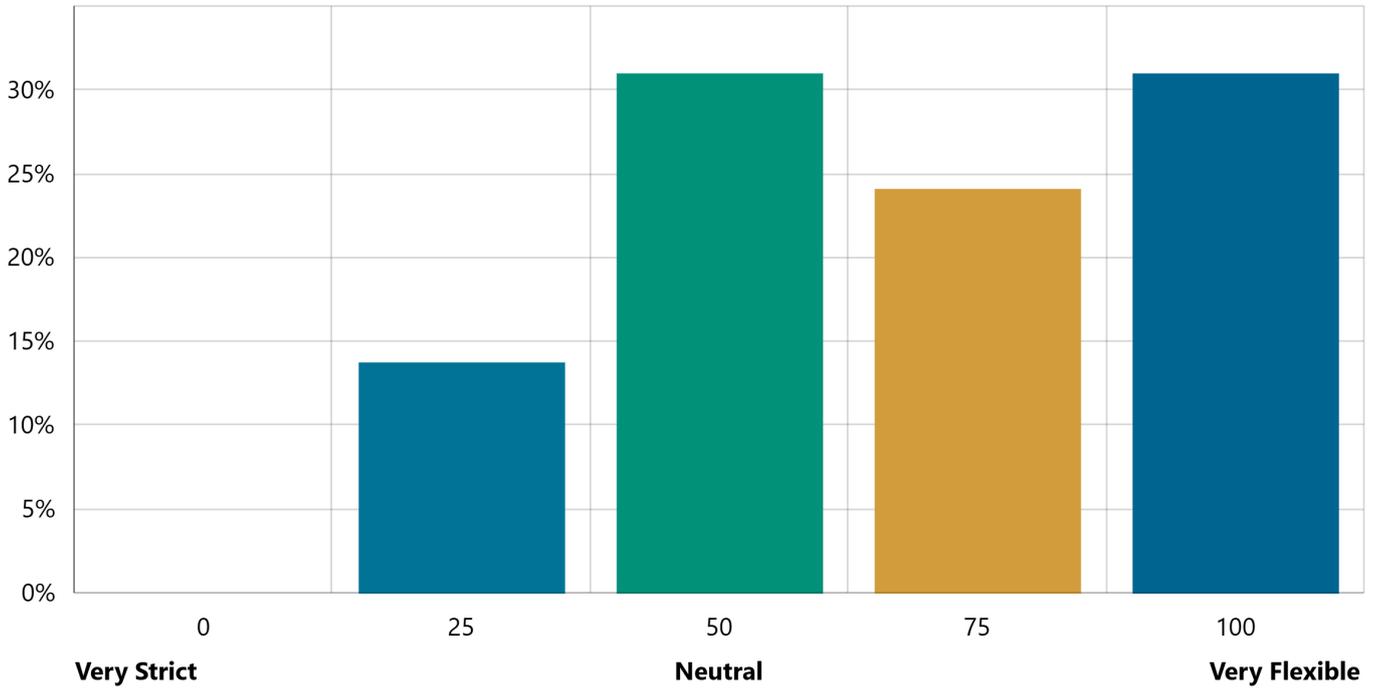


Count	Average	Median	Min	Max
29	87.07	100.00	25	100

0	25	50	75	100
0%	3.45%	10.34%	20.69%	65.52%
0	1	3	6	19

8. How flexible or strict do you think the Town of High Level should be when regulating where new housing can be built?

Slider | Skipped: 0 | Answered: 29 (100%)

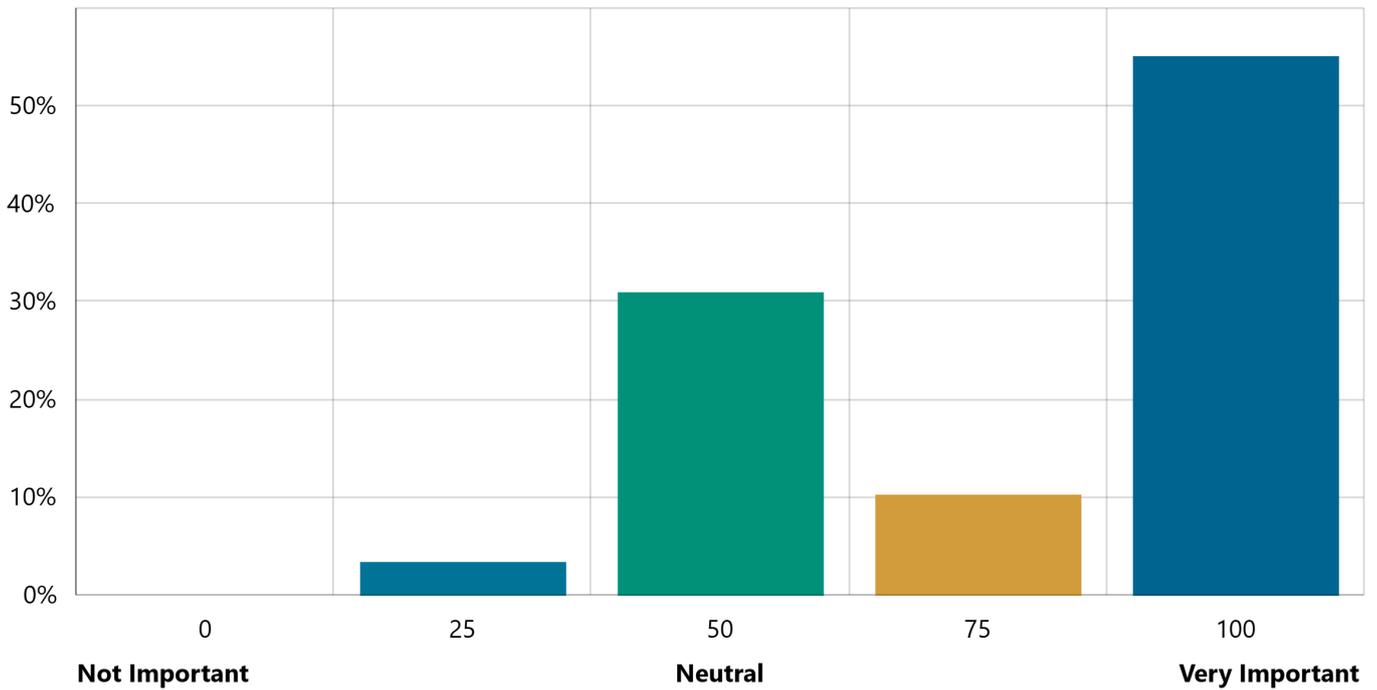


Count	Average	Median	Min	Max
29	68.10	75.00	25	100

0	25	50	75	100
0%	13.79%	31.03%	24.14%	31.03%
0	4	9	7	9

9. How important is it to you that the Town reduces red tape to make building new housing easier?

Slider | Skipped: 0 | Answered: 29 (100%)

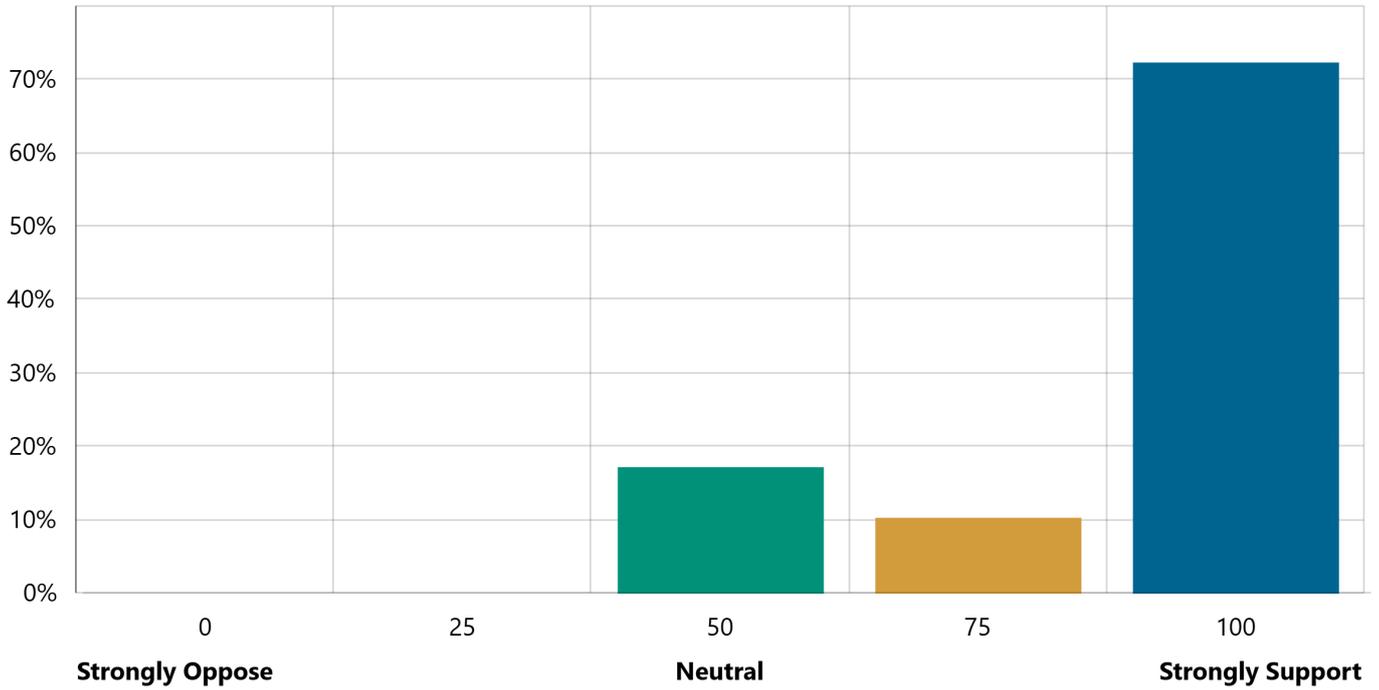


Count	Average	Median	Min	Max
29	79.31	100.00	25	100

0	25	50	75	100
0%	3.45%	31.03%	10.34%	55.17%
0	1	9	3	16

10. Do you support allowing more housing types in residential areas (e.g., duplexes, row houses, backyard suites, etc.)

Slider | Skipped: 0 | Answered: 29 (100%)

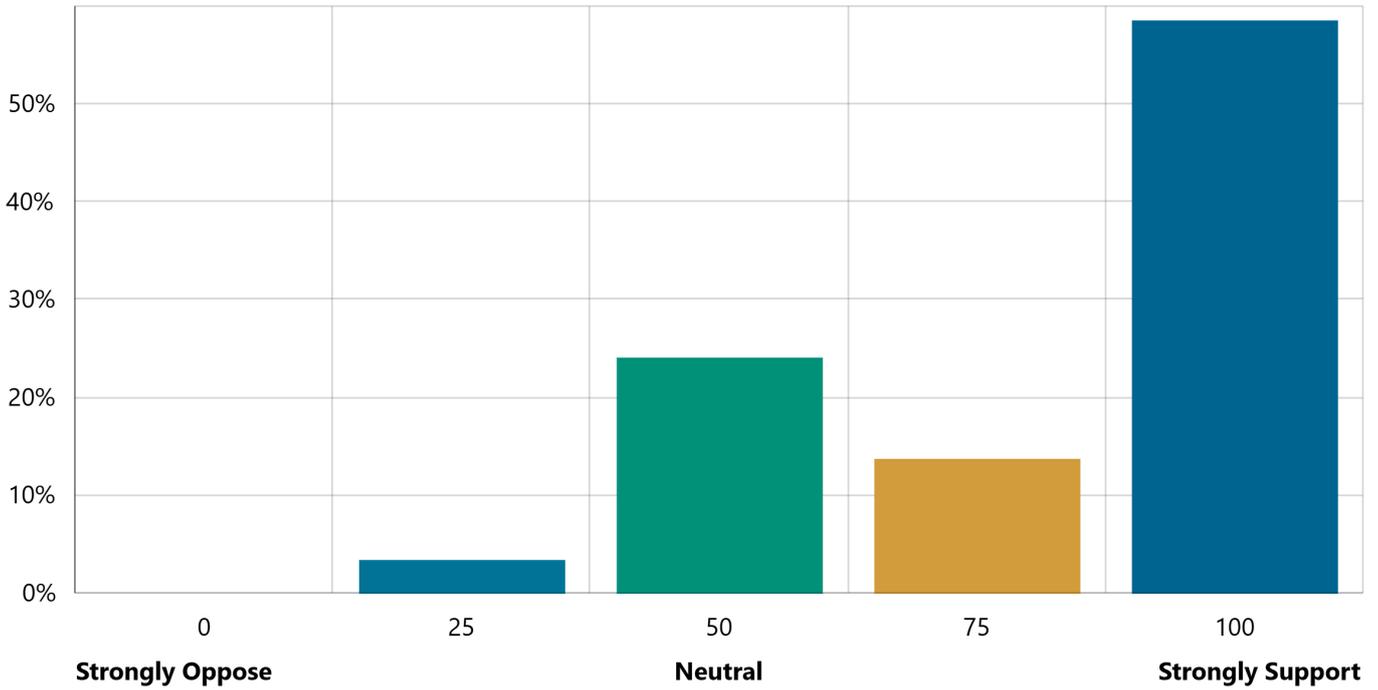


Count	Average	Median	Min	Max
29	88.79	100.00	50	100

0	25	50	75	100
0%	0%	17.24%	10.34%	72.41%
0	0	5	3	21

11. Do you support the proposed updates to the Land Use Bylaw?

Slider | Skipped: 0 | Answered: 29 (100%)



Count	Average	Median	Min	Max
29	81.90	100.00	25	100

0	25	50	75	100
0%	3.45%	24.14%	13.79%	58.62%
0	1	7	4	17

12. Do you have any comments about the proposed changes to the Land Use Bylaw? Please let us know below.

Long Text | Skipped: 23 | Answered: 6 (20.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

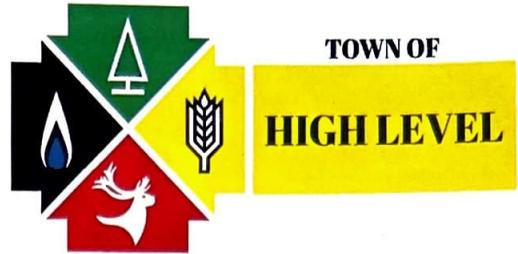
ID	Contribution
795	Housing is definitely needed both for purchase & rent.
791	Make renting more affordable. It's not just about how much the property owner can profit. You want to create a community & grow it then meet them half way. Stop attacking the working class and actually work together. Not just fill your own coffers.
789	There needs to be an increase in building more residential units.
784	With the shortage of housing currently, I think all initiatives to build and cut red tape are fantastic. Excellent job already with online permits!
783	Good idea.
780	I highly suggest and support building residential mixed use buildings. This creates walkable communities and provides entrepreneurs with new space and opportunity to open businesses.

APPENDIX B:

SURVEY HARDCOPIES



Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

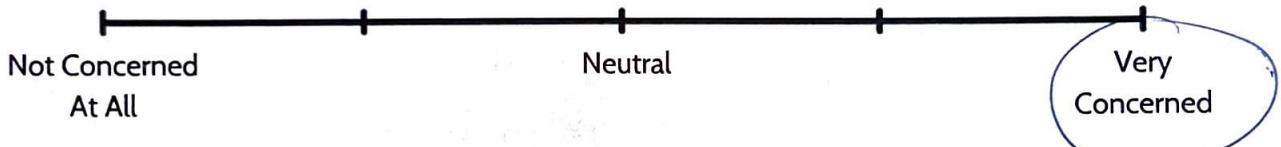
Do you live in High Level?

- Yes No

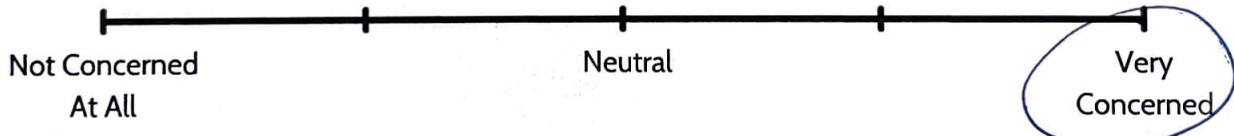
Which of these best describes you:

- Home Owner Renter Business Owner Developer

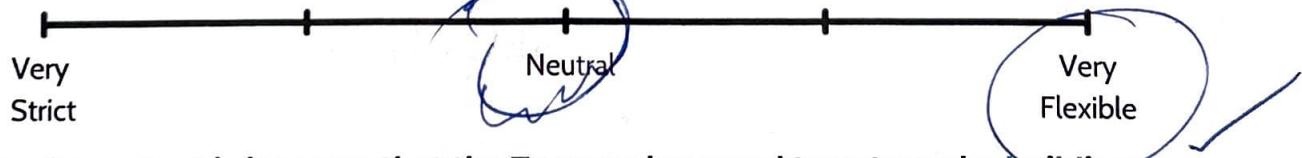
If you were to require a different housing situation tomorrow, how concerned would you be with the cost of renting or purchasing a house in High Level?



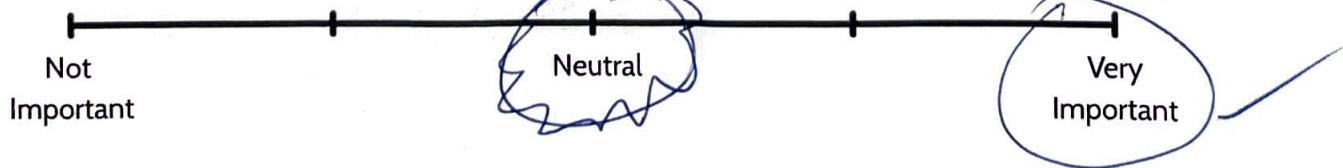
If you were to require a different housing situation tomorrow, how concerned would you be with the availability of housing in High Level?



How flexible or strict do you think the Town of High Level should be when regulating where new housing can be built?



How important is it to you that the Town reduces red tape to make building new housing easier?



Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

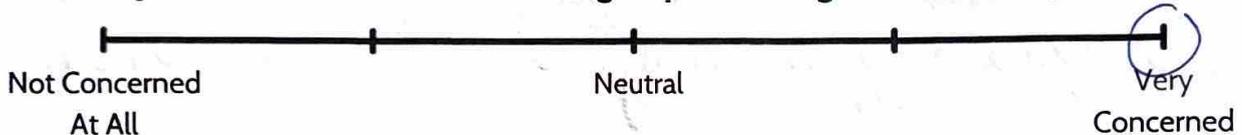
Do you live in High Level?

Yes No

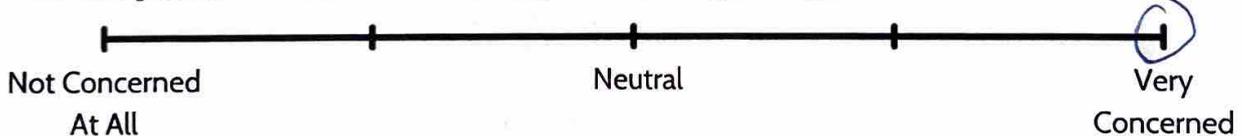
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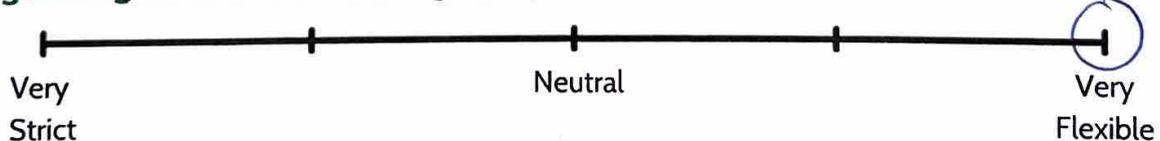
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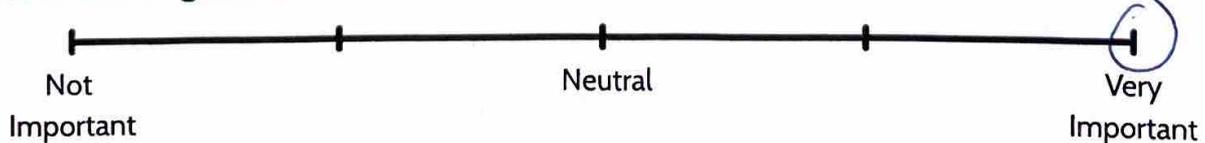
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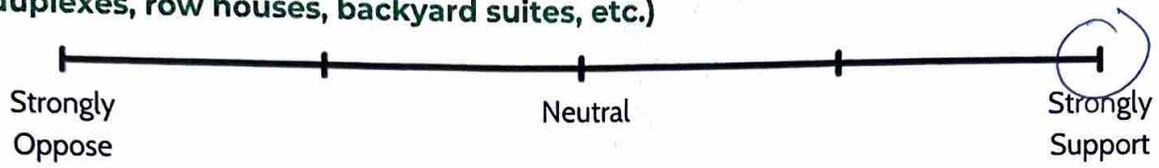
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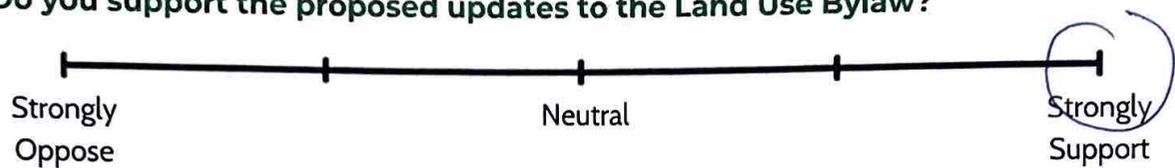
How important is it to you that the Town reduces red tape to make building new housing easier?



Do you support allowing more housing types in residential areas (e.g., duplexes, row houses, backyard suites, etc.)



Do you support the proposed updates to the Land Use Bylaw?



Do you have any comments about the proposed changes to the Land Use Bylaw? Please let us know below!

I highly suggest & support building Residential Mixed Use buildings. This creates walkable communities and provides entrepreneurs with new space & opportunity to open businesses.

Multiple horizontal lines for writing additional comments.

Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

Do you live in High Level?

Yes No

Which of these best describes you:

Home Owner Renter Business Owner Developer

If you were to require a different housing situation tomorrow, how concerned would you be with the cost of renting or purchasing a house in High Level?

Not Concerned At All Neutral Very Concerned

If you were to require a different housing situation tomorrow, how concerned would you be with the availability of housing in High Level?

Not Concerned At All Neutral Very Concerned

How flexible or strict do you think the Town of High Level should be when regulating where new housing can be built?

Very Strict Neutral Very Flexible

How important is it to you that the Town reduces red tape to make building new housing easier?

Not Important Neutral Very Important

Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

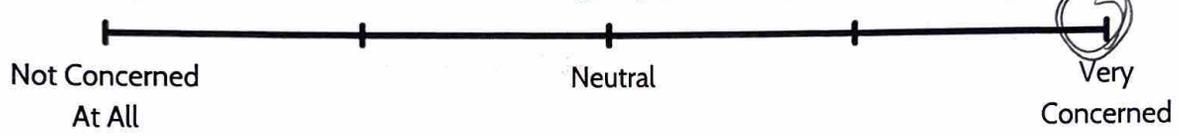
Do you live in High Level?

Yes No

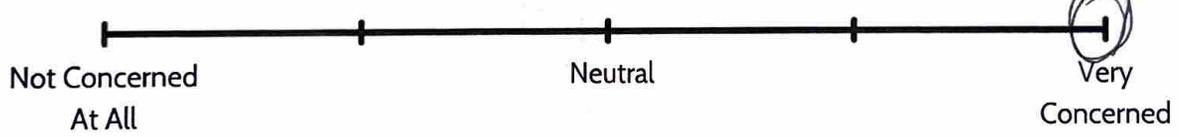
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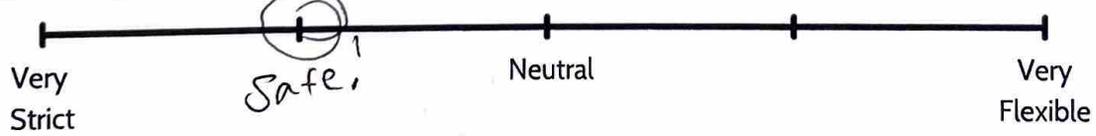
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If you were to require a different housing situation tomorrow, how concerned would you be with the availability of housing in High Level?



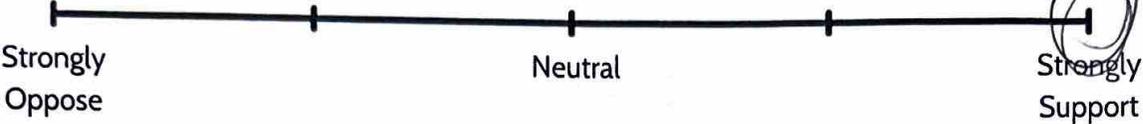
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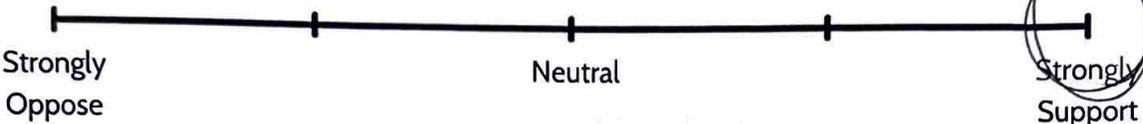
How important is it to you that the Town reduces red tape to make building new housing easier?



Do you support allowing more housing types in residential areas (e.g., duplexes, row houses, backyard suites, etc.)



Do you support the proposed updates to the Land Use Bylaw?



Do you have any comments about the proposed changes to the Land Use Bylaw? Please let us know below!

Handwritten lines for providing comments.

Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

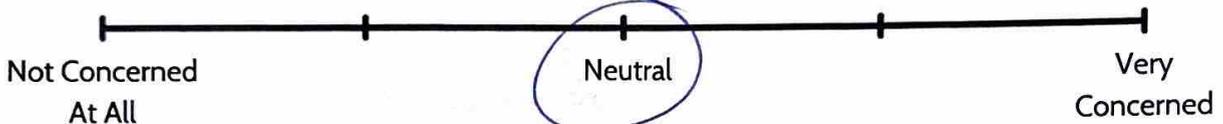
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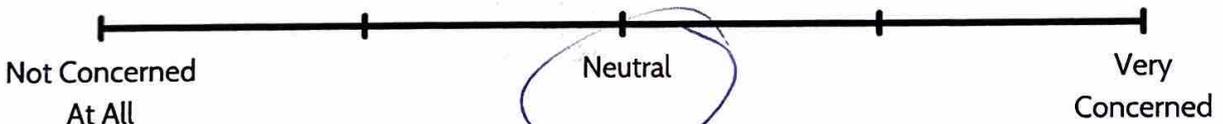
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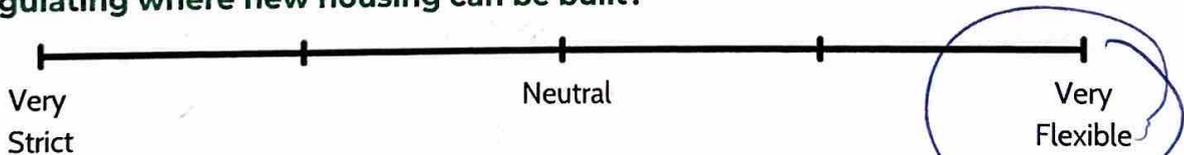
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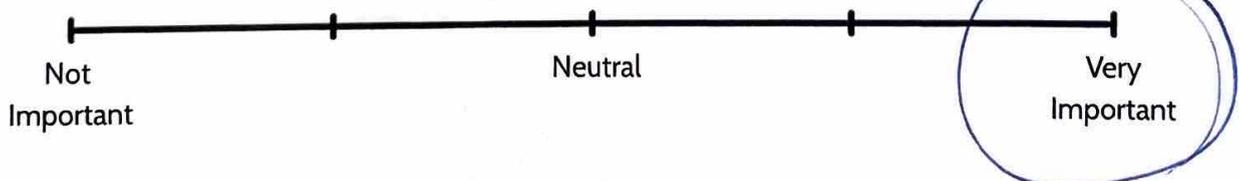
If you were to require a different housing situation tomorrow, how concerned would you be with the availability of housing in High Level?



How flexible or strict do you think the Town of High Level should be when regulating where new housing can be built?



How important is it to you that the Town reduces red tape to make building new housing easier?



Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

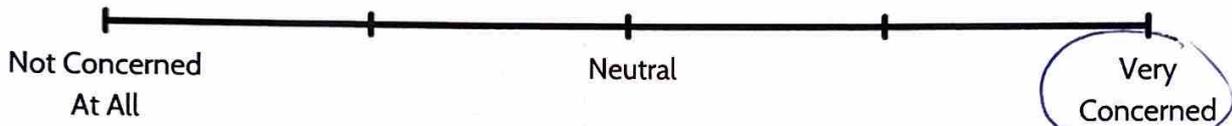
Do you live in High Level?

Yes No

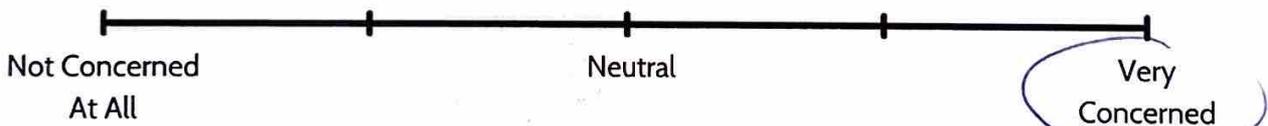
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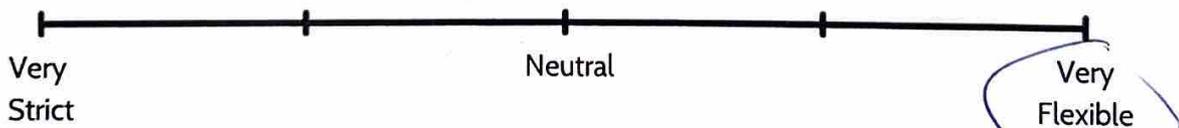
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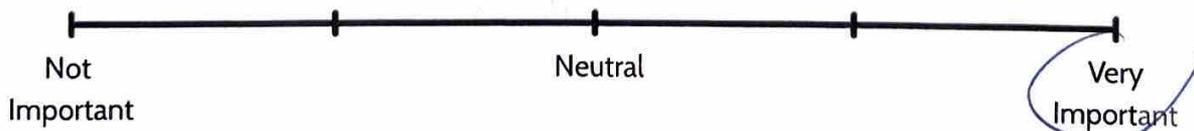
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How important is it to you that the Town reduces red tape to make building new housing easier?



Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

Do you live in High Level?

Yes No

Which of these best describes you:

Home Owner Renter Business Owner Developer

If you were to require a different housing situation tomorrow, how concerned would you be with the cost of renting or purchasing a house in High Level?

Not Concerned At All Neutral Very Concerned

If you were to require a different housing situation tomorrow, how concerned would you be with the availability of housing in High Level?

Not Concerned At All Neutral Very Concerned

How flexible or strict do you think the Town of High Level should be when regulating where new housing can be built?

Very Strict Neutral Very Flexible

How important is it to you that the Town reduces red tape to make building new housing easier?

Not Important Neutral Very Important

Engagement Feedback Form



Project: Making Housing Easier to Build - Land Use Bylaw Update

Do you live in High Level?

Yes No

Which of these best describes you:

Home Owner Renter Business Owner Developer

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Very Strict Neutral Very Flexible

How important is it to you that the Town reduces red tape to make building new housing easier?

Not Important Neutral Very Important

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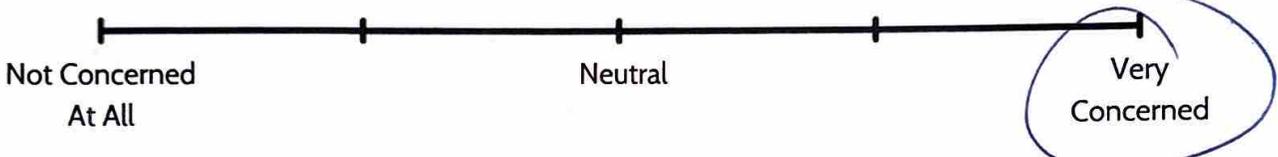
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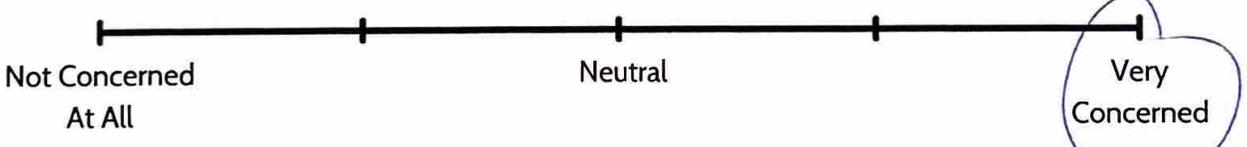
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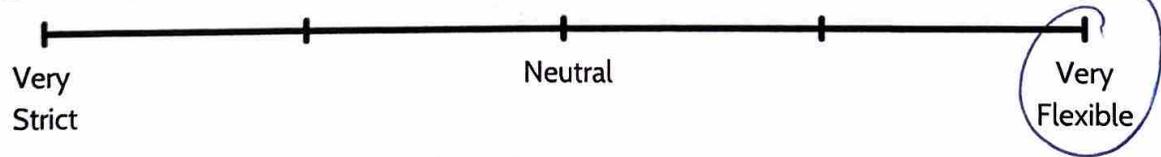
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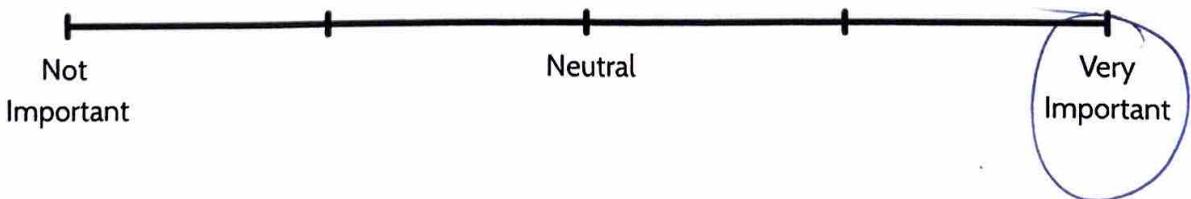
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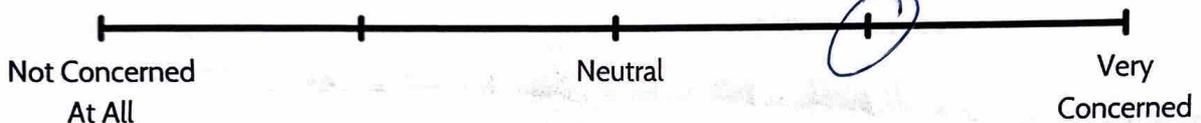
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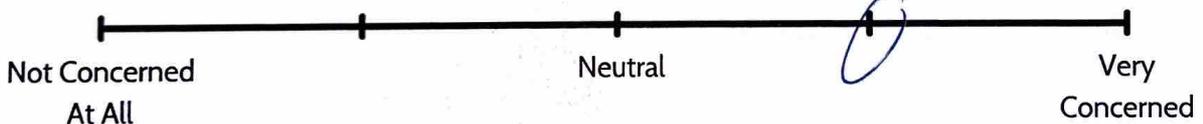
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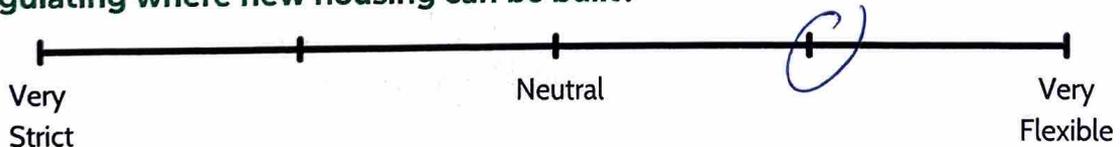
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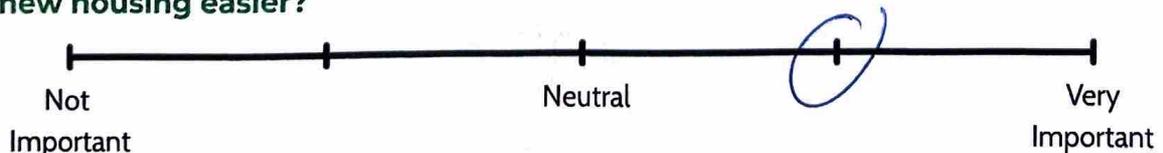
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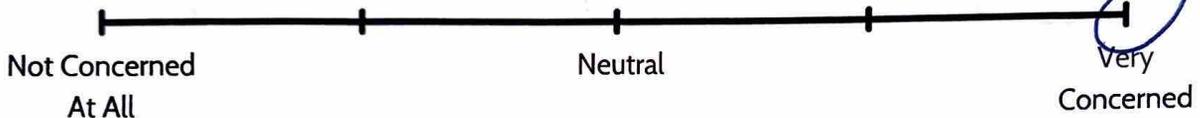
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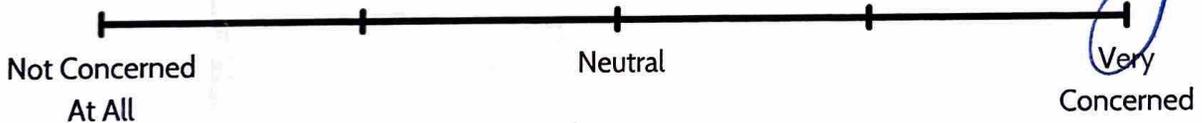
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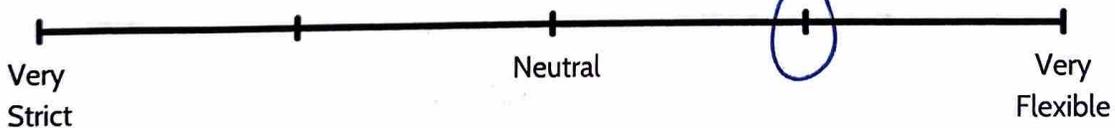
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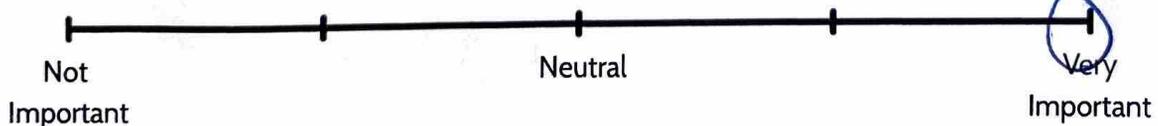
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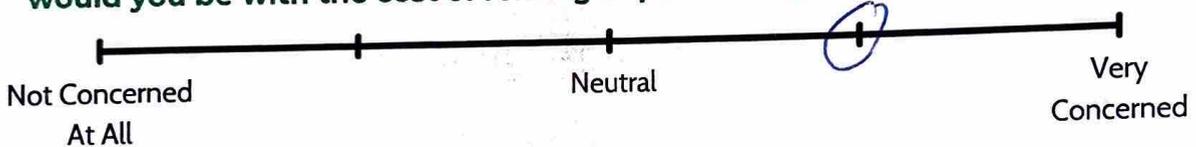
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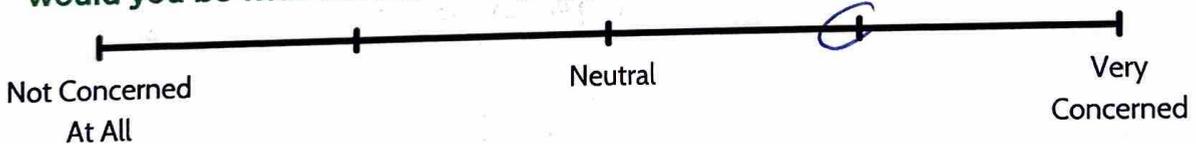
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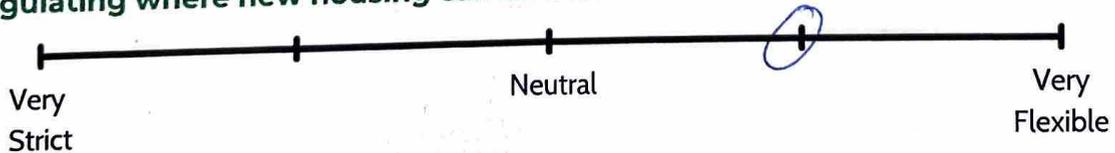
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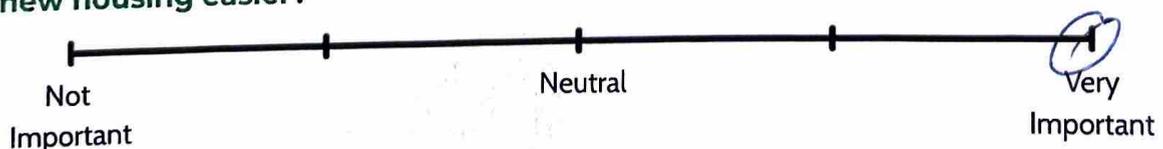
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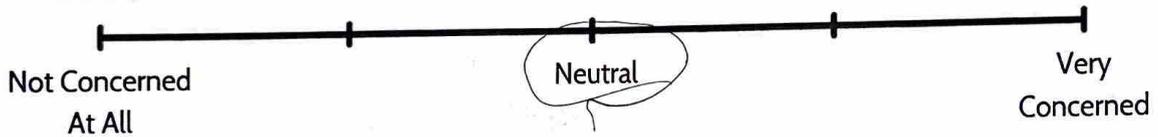
Home Owner

Renter

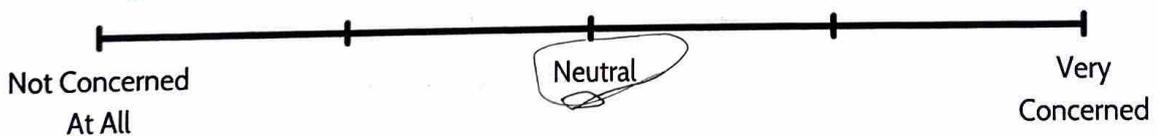
Business Owner

Developer

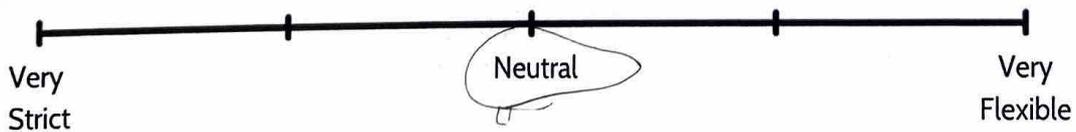
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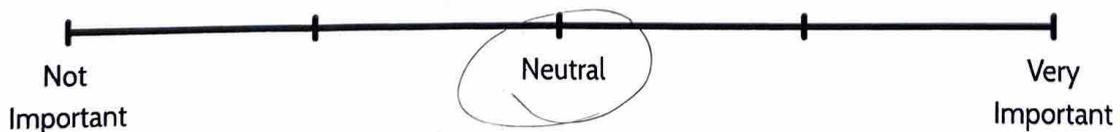
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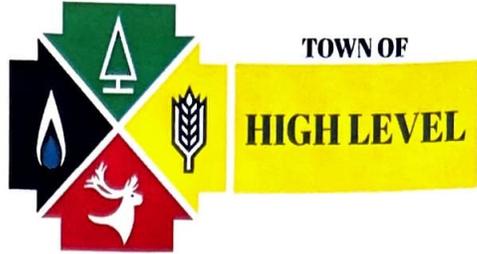
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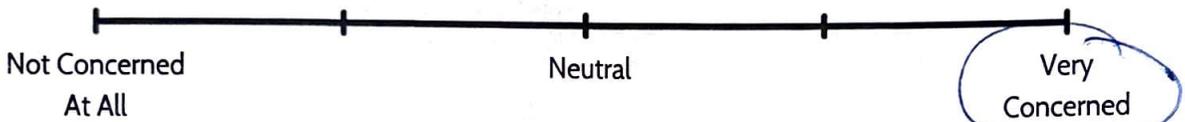
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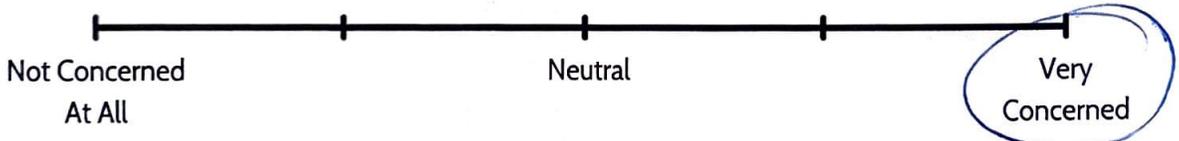
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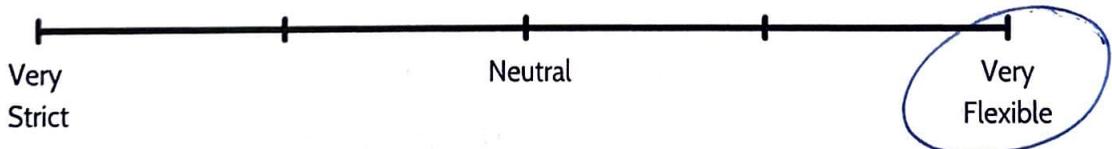
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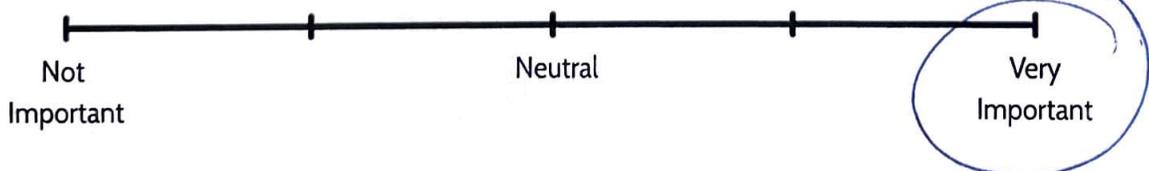
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Overview

Why Now?

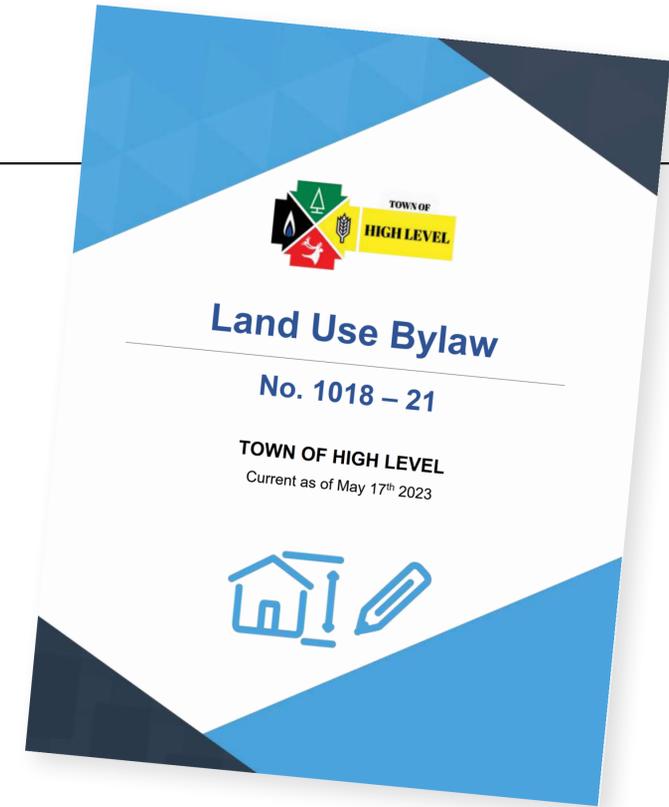


What is a Land Use Bylaw (LUB)?

- 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
- Gentle density

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 best practices of other small municipalities in Alberta

Timeline:

April 28, 2025



Public survey
([Link to survey](#))

April 28, 2025



Readings
by Council

April 28, 2025



1st Reading

May 26, 2025



2nd/3rd
Reading

May 26, 2025



Public Hearing

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

- Restructured for readability
- Clarified that garages are not dwellings, but may be attached to a dwelling

Ground floor

- Before, a 'ground floor' needed to be entirely above the finished grade
- Now, it is the storey that is entirely or mostly above the finished grade, facing the front of the lot.
- This avoids confusion if the ground floor is below grade at any point

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.

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

A self-contained dwelling unit located within, and accessory to, a principal single detached house, 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.

What has changed for the definition?

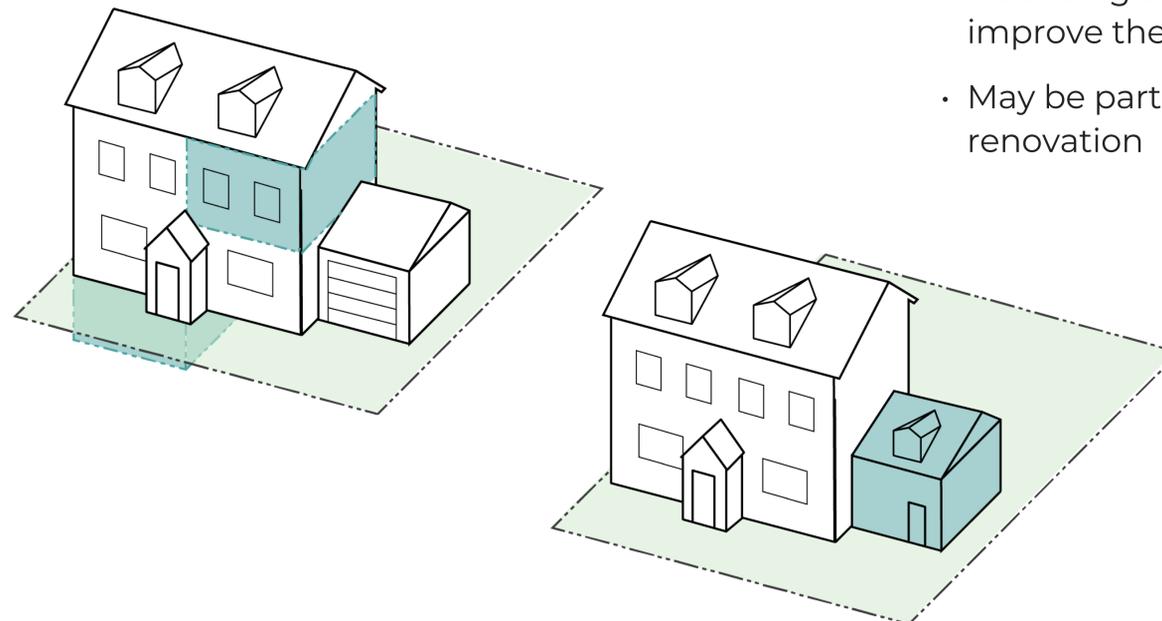
- Before, a Secondary Suite included units within a detached garage, which causes confusion.
- Before, the definition lacked details about what is expected for the suite.
- Now, it is clear that a Secondary Suite is a self-contained unit within and accessory to a Single Detached, Duplex, or Townhouse, 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
- No sliding door as the main entrance, to improve the design, safety, and accessibility
- May be part of the original build or added as a renovation

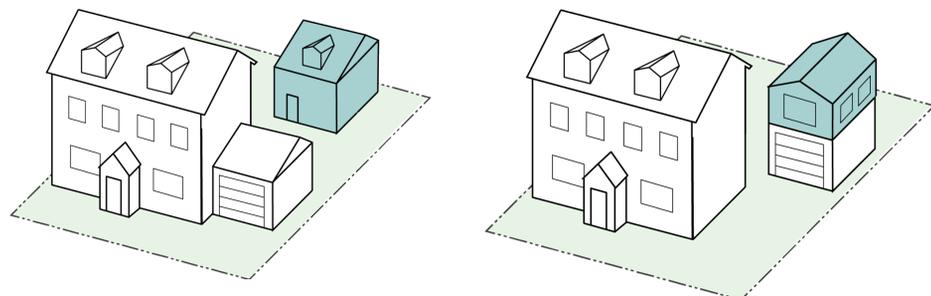
Backyard Units



A subordinate dwelling unit located wholly within the rear yard. A Backyard Unit is a self-contained residence that is detached from the principal building and may be attached to or located above an accessory building or 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?

- Secondary suites 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
- Maximum garage door height: 2.7 metres (~9 ft.)
- 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
- A Secondary Suite 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
- No sliding door as the main entrance, to improve the design, safety, and accessibility
- Must have a separate entrance from an attached garage or accessory building
- Can't be built before the principal dwelling, but may be built at the same time

Residential Mixed Use Buildings



It is a building that contains a combination of residential and non-residential uses. Non-residential uses may include commercial, community, or institutional uses.

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:

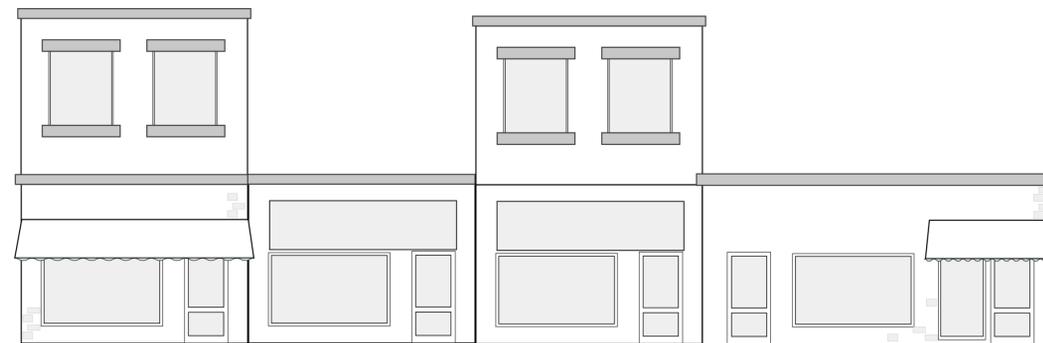
- Bring residents closer to amenities
- Businesses bring street life and jobs
- More 'eyes on the street' to deter crime

What is Proposed?

- Revamping what was already included in the Land Use Bylaw (previously as units above the ground floor, without a separate term)
- 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?

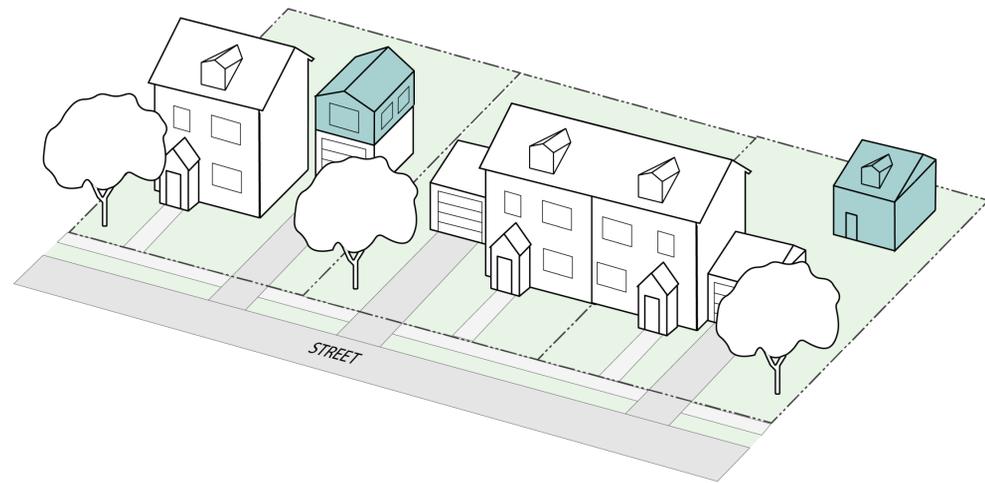
- Consolidating for simplicity
- Less onerous requirements
- More flexibility and discretion based on context
- Handicap and family parking stalls
- Clearer requirements based on number of employees
- Updating required dimensions for stalls and aisles

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
 - » Which is 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’:

The intent of the R-1 Land Use District is to allow for low density residential development and also respect the redevelopment of existing low-density neighbourhoods while providing flexibility in gently adding housing diversity that works in harmony with existing 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':

The intent of the R-2 Land Use District is to encourage a diversity of housing options without undermining the quality of neighbourhoods, while considering residential mixed use buildings that enhance the area by providing neighbourhood commercial amenities.

Changes to 'Permitted and Discretionary Uses':

- Permitted Uses Added:
 - » Previously a discretionary use:
 - » Multiple Unit
 - » Secondary Suite
 - » Backyard Unit
 - » Discretionary Uses Added:
 - » Residential 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 Residential Mixed Use Buildings to ensure they are appropriate for the context of the site and neighbourhood

R-3

High Density Residential



Changes to ‘Intent’:

The intent of the R-3 Land Use District is to provide areas for the development of Dwelling – Multiple Unit, while allowing for less dense residential forms to respect potential changes in market demand, and the possible inclusion of commercial uses to serve 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
- Residential 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:

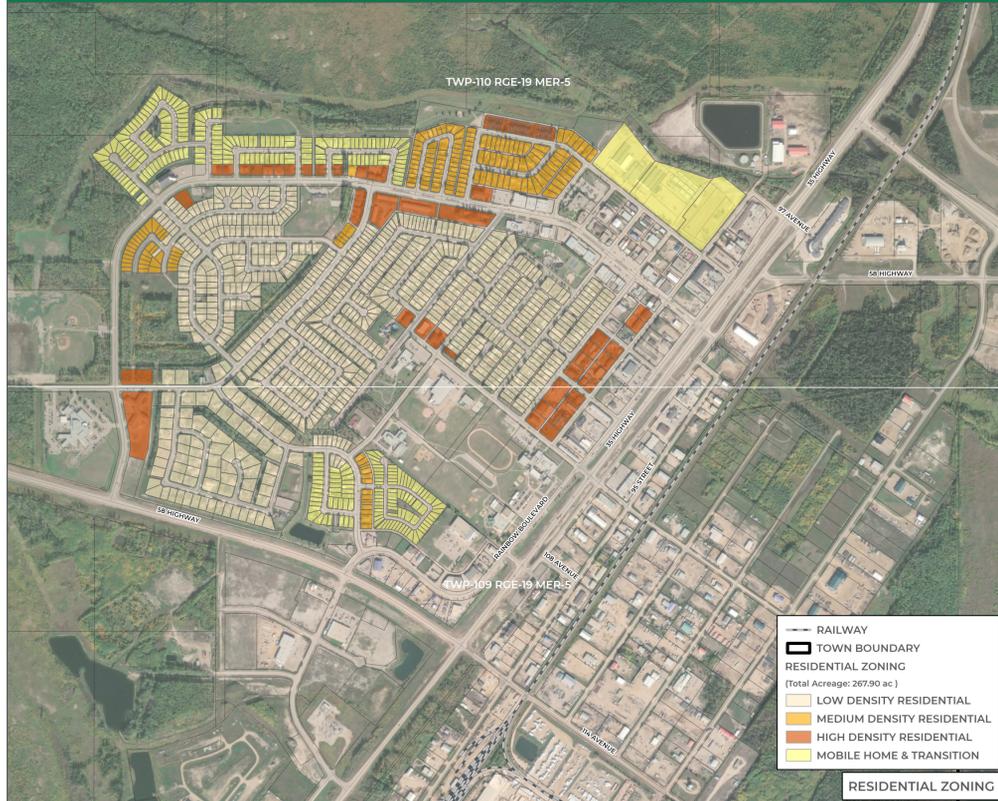
- Simplified to one column
- Reducing the burden of regulations on property owners
- Roughly a 25% relaxation:
 - » Lot area and width minimums
 - » Setback minimum
 - » Lot coverage maximum
 - » Floor area minimum
- Maximum building height increased from 4 to 6 storeys (21 metres)

Other changes:

- For a proposed Residential 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 unit, the Town will have to consider if a lower density is appropriate for the site

R-1

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

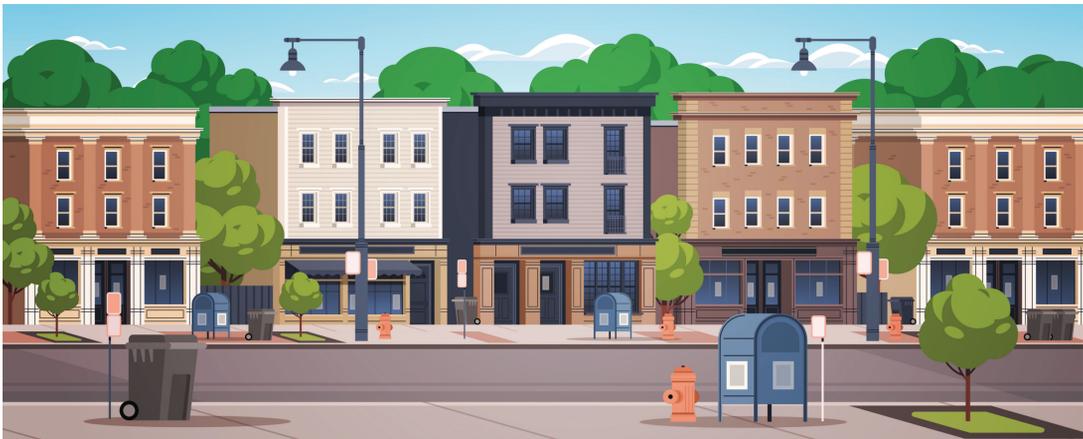
Density maximum:

- 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':

The intent of the C-1 Land Use District is to clearly define the Downtown and establish standards that promote the redevelopment and enhancement of this area as the commercial core of the TOWN, which includes Dwelling Units in Residential Mixed Use Buildings to bring more pedestrian activity.

Changes to 'Permitted and Discretionary Uses':

- Replace to be 'Residential 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 Residential Mixed Use Building as a discretionary use
- Residential 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:

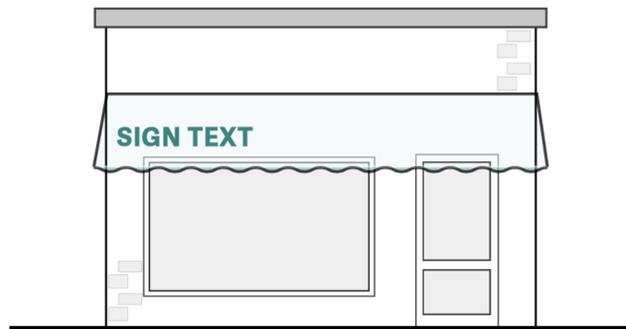
- Each reference to the Design Guidelines has been revisited to avoid confusion about the overlap of the documents
- Some references to it have been removed
- Others, the wording has changed from 'requiring' to 'encouraging'

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 Residential 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.