



TOWN OF HIGH PRAIRIE
BYLAW NO. 08-2025

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 support a proposed multi-unit housing development for improved housing choice and affordability within the Town;
- 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:

A. TITLE

1. This Bylaw may be referred to as “Land Use Amendment Bylaw No. 08-2025”.

B. AMENDMENTS

2. Add the following use class definition for Dwelling Units, Multiplex to **Section 1.6 DEFINITIONS**:

DWELLING UNIT, MULTIPLEX means a single residential building, architecturally designed to resemble a large dwelling or a group of attached dwellings, containing a minimum of three (3) and a maximum of eight (8) dwelling units on a single parcel. Each unit is intended for individual occupancy and may share common services and primary building infrastructure, while maintaining distinct and separate access to grade. This form of development provides medium-density housing that is compatible in scale and massing with surrounding neighbourhoods, distinct from large apartment buildings or standard row housing. This definition includes tri-plexes, four-plexes, six-plexes, and similar housing forms.

3. Replace subsection 4.1.1(b)(iv) under section **4.1 CONTENTS OF A DEVELOPMENT PERMIT APPLICATION** as following

- (iv) for applications for apartment buildings, dwelling groups and multiplexes, as well as commercial, industrial, recreational and public uses:
- loading and parking provisions;
 - access locations to and from the site;
 - garbage and storage areas and the fencing and screening proposed for same, and location and approximate dimensions of existing and proposed culverts and crossings.

4. Add Dwelling Unit, Multiplex to the onsite parking requirements for residential uses in subsection 8.6.1 under section **8.6 PARKING AND LOADING FACILITIES**, as follows:

RESIDENTIAL	
Apartment Building, Dwelling Group, Multiplex	1.5 stalls/dwelling unit 0.5 bicycle parking space/dwelling unit
Dwelling units: Single Detached, Duplex, Semi-Detached, Manufactured Home	2 stalls/dwelling unit
Accessory Dwelling	1 stall/ dwelling unit
Manufactured Home Park	2 stalls/dwelling unit
Senior Citizen Complex	1 stall/dwelling unit

5. Add the following use to the Primary Uses under Section **11.4 MULTIPLE UNIT RESIDENTIAL (R-4) DISTRICT**:
- Dwelling Unit, Multiplex
6. Replace Section 11.4.2 Site Provisions under **MULTIPLE UNIT RESIDENTIAL (R-4) DISTRICT** as follows:

11.4.2 Site Provisions

The following regulations shall apply to every development in this district.

- (a) Lot Area (minimum) 743 m² (8,000 ft²) for apartment and multiplex buildings
297 m² (3,200 ft²) for duplex dwelling
297 m² (3,200 ft²) per unit for dwelling group
418 m² (4,500 ft²) for all other uses
- (b) Lot Width (minimum) 9.1 m (30 ft.) per unit for semi-detached
15 m (50 ft.) for duplex dwelling
7.6 m (25 ft.) per unit for dwelling group
13.7 m (45 ft.) for all other uses
- (c) Front Yard (minimum) 7.6 m (25 ft.)
- (d) Rear Yard (minimum) 7.6 m (25 ft.) for principal building
- (e) Side Yard, Interior (minimum) 1.5 m (5 ft.) for interior side yard
 - (i) Apartment and multiplex buildings
 - 4.6 m (15 ft.) for building of 7.6 m (25 ft.) or less in height
 - 6.1 m (20 ft.) for building over 7.6 m (25 ft.) in height
 - (ii) Dwelling Group 1.2 m (4 ft.)
 - None required where a common wall corresponds to a property line.
- (f) Side Yard, Exterior (minimum) 4.6 m (15 ft.) for apartment and multiplex buildings
3.3 m (10 ft.) for dwelling group
- (g) Principal building setback (minimum)
 - 4.5 m (15 ft.) to be maintained between two or more apartment blocks located on the same lot for apartments.
- (h) Building Height (maximum) 13.7 m (45 ft.) for apartment and multiplex buildings
10.7 m (35 ft.) for dwelling group
- (i) Site Coverage (maximum) 40%
- (j) Density (maximum)
 - (i) Apartment and multiplex buildings: 86 units per net hectare (35 units per net acre)
 - (ii) Dwelling Group: 45 units per net hectare (18 units per net acre)

Note: The standards for multiplex dwellings may be reviewed and adjusted through the development permit process to ensure compatibility with surrounding properties.

- 7. Redistrict lands legally described as Lot 12 Block 7 Plan 6256NY from Low Density Residential District (R-2) to Multiple Unit Residential District (R-4), as shown on Schedule A, attached to and forming part of this Bylaw.

C. SEVERABILITY

- 8. 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.

D. EFFECTIVE DATE

- 9. 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.

Daniel Vandermeulen, Mayor

David Joy, Chief Administrative Officer

Public Hearing held this _____ day of _____, 2025.

Daniel Vandermeulen, Mayor

David Joy, Chief Administrative Officer

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

Daniel Vandermeulen, Mayor

David Joy, Chief Administrative Officer

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

Daniel Vandermeulen, Mayor

David Joy, Chief Administrative Officer

SCHEDULE A

