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**TOWN OF HIGH LEVEL**

**A BYLAW TO AMEND LAND USE BYLAW 1018-21 AND TO ESTABLISH THE  
USES AND RULES FOR A DIRECT CONTROL DISTRICT OF LAND USE BYLAW  
1018-21**

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**BYLAW NO. 1053-25**

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

1. Town of High Level Land Use Bylaw 1018-21 is hereby amended.
2. Town of High Level Land Use Bylaw 1018-21 is amended by reclassifying the land use designation of:

**PLAN 4507NY Bock 27 Lot B**

**From: R-4 (Mobile Home - Mobile and Transition Neighbourhood)**

**To: DC (Direct Control)**

As shown on the attached Schedule 'A'.

3. This Bylaw establishes uses and regulations for the Direct Control District of Plan 4507NY, Block 27, Lot B in accordance with Subsection 12.5 of Land Use Bylaw 1018-21. Unless otherwise specified or addressed in this amending bylaw or a statutory plan affecting the lands described above, the following shall apply:
  - a) All relevant uses, definitions, terms, requirements, policies, and processes contained within Land Use Bylaw 1018-21 shall apply.
4. A Notational Lot, as described and illustrated on Schedule 'B', shall be defined as follows:

**Notational Lot** means a portion of a property within the Direct Control District that is designed and intended to function similarly to a subdivided residential lot within a residential LAND USE DISTRICT.

5. The general intent, rules policies, and requirements governing the Direct Control District are outlined in Schedule 'B'.
6. This Bylaw shall come into effect on the date of its final passing.

READ A FIRST TIME this 28 day of May, 2025

(Original Version Signed)  
MAYOR

(Original Version Signed)  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME this 26 day of May, 2025

(Original Version Signed)  
MAYOR

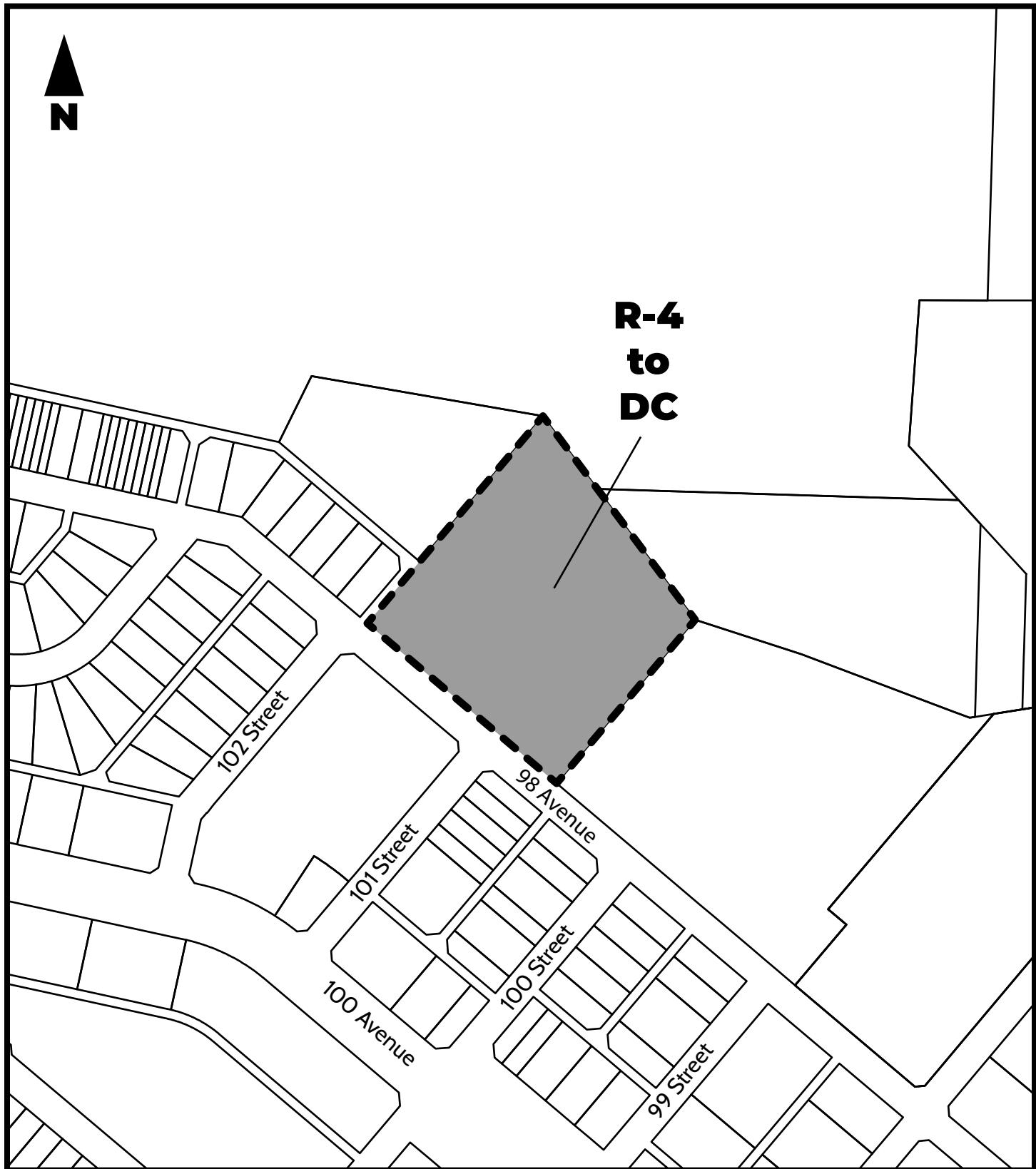
(Original Version Signed)  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME this 26 day of May, 2025

(Original Version Signed)  
MAYOR

(Original Version Signed)  
CHIEF ADMINISTRATIVE OFFICER

Schedule 'A'



**Legal:** Plan 4507NY Block 27 Lot B  
**Municipal:** 9900 98 Avenue  
**From:** R-4 (Mobile Home - Mobile and Transition Neighbourhood  
**To:** DC (Direct Control)



Amendment Area

## Schedule 'B'

**INTENT**

1. This DC LAND USE DISTRICT allows the DEVELOPMENT of housing within a parcel designed to accommodate DWELLING UNITS on NOTATIONAL LOTS as provided for in the approved Moose Meadows Phase 1: Outline Plan.
2. Council has delegated the decision on DEVELOPMENT PERMIT applications within the DC LAND USE DISTRICT to the DEVELOPMENT AUTHORITY.

**USES**

PERMITTED USES	DISCRETIONARY USES
a) ACCESSORY BUILDING OR STRUCTURE; b) DWELLING – SINGLE-FAMILY; and c) MANUFACTURED HOME – MODULAR.	a) BUILDING – MOVED IN; b) DWELLING – DUPLEX; c) ACCESSORY USES associated with a DWELLING – SINGLE-FAMILY: i. HOME OCCUPATION; and d) MANUFACTURED HOME – MOBILE.

**SITE PROVISIONS**

3. The density within the DC LAND USE DISTRICT shall be limited to 27 principal buildings, with NOTATIONAL LOTS generally conforming to Figure 1, subject to the satisfaction of the DEVELOPMENT AUTHORITY.
4. Notwithstanding any provision within Section 5 of Bylaw 1018-21, the NOTATIONAL LOTS located within the DC LAND USE DISTRICT shall be subject to lot, site, and building requirements as shown in Table 1.

TABLE 1 DC LAND USE DISTRICT LOT, SITE, AND BUILDING REQUIREMENTS

Component	DWELLING – SINGLE FAMILY, MANUFACTURED HOME – MOBILE, AND MANUFACTURED HOME – MODULAR/UNIT	DWELLING – DUPLEX
NOTATIONAL LOT Area (Minimum)	330 m <sup>2</sup> /3,552 sq.ft.	233 m <sup>2</sup> /2,507 sq.ft.
NOTATIONAL LOT Width (Minimum)	11 m/36 ft	8 m/26.2 ft

NOTATIONAL LOT Depth (Minimum)	30 m/98.4 ft	30 m/98.4 ft
YARD – FRONT (Minimum)	6 m/14.9 ft	6 m/14.9 ft
YARD – FLANKAGE (Minimum)	3 m/9.85 ft	3 m/9.85 ft
YARD – SIDE (Minimum)	1.2 m/3.9 ft	1.2 m on one side and 0 m on the side with a PARTY WALL
YARD – REAR (Minimum)	7 m/22.9 ft	7 m/22.9 ft
FLOOR AREA – GROSS above FINISHED GRADE (Minimum)	90 m <sup>2</sup> /968 sq.ft.	75 m <sup>2</sup> /807 sq.ft.
BUILDING HEIGHT (Maximum)	10.0 m (32.8 ft.)	10.0 m (32.8 ft.)
LOT COVERAGE (Maximum)	40%	40%
Maximum number of Buildings on NOTATIONAL LOTS	The maximum number of buildings on a NOTATIONAL LOT shall be two (2), a maximum of one principal building and one accessory building.	
Internal roadways	Internal roadways shall be developed to Town Standards. The minimum internal roadway width shall comply with Town roadway design standards.	

### ADDITIONAL REQUIREMENTS

5. DEVELOPMENTS within the DC LAND USE DISTRICT shall be consistent with the Town of High Level Design Guidelines, to the satisfaction of the DEVELOPMENT AUTHORITY.
6. DWELLING – SINGLE FAMILY and all other residential uses with driveway ACCESS from a rear LANE are permitted to reduce their YARD – FRONT and YARD – FLANKAGE SETBACK to 4.5m/14.7ft.
7. Driveways and GARAGES for DWELLING – DUPLEX shall be separated by a landscaped strip of at least 0.5m/1.6ft.

8. Fencing shall be provided around the perimeter of the site prior to occupancy of any buildings and to the satisfaction of the DEVELOPMENT AUTHORITY and in alignment with Bylaw 1018-21
9. All DEVELOPMENTS are subject to the requirements of Sections 5 and 6 of Bylaw 1018-21.

### **DISCRETIONARY USE CRITERIA AND REQUIREMENTS**

10. When assessing a DISCRETIONARY USE within the DC LAND USE DISTRICT, the applicant shall demonstrate the following to the DEVELOPMENT AUTHORITY:
  - a. consistency with the Town of High-Level Design Guidelines, where applicable;
  - b. the scale of the BUILDINGS and/or STRUCTURES is comparable to other DWELLING UNITS within the LAND USE DISTRICT in terms of GROUND FLOOR AREA, FLOOR AREA – GROSS and BUILDING HEIGHT; and
  - c. the BUILDINGS and/or STRUCTURES avoid creating a blank appearance when orientated towards a street through the use of design elements such as shutters, bay windows, dormers, porches, verandahs, pillars, material changes or other features.
11. In considering approved ACCESSORY USES, the applicant will need to demonstrate the following to the DEVELOPMENT AUTHORITY:
  - a. that any HOME OCCUPATION meets the requirements of Subsection 5.19;
  - b. potential impacts such as noise, traffic and PARKING have been mitigated; and
  - c. there shall be no use of SIGNAGE, unless permitted under Articles 5.19.3, 5.20.3 or 9.2.13.
12. When considering a proposed MANUFACTURED HOME – MOBILE in the DC LAND USE DISTRICT, the DEVELOPMENT AUTHORITY will only consider this USE if:
  - a. the proposed MANUFACTURED HOME – MOBILE meets the definition in Bylaw 1018-21; and
  - b. the MANUFACTURED HOME – MOBILE is no more than 20 years old at the time of placement onto a PARCEL, 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
  - c. the 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 a DEVELOPMENT PERMIT application, to the satisfaction of the DEVELOPMENT AUTHORITY.

13. The DEVELOPMENT AUTHORITY may exercise discretion to allow a fence higher than 2m/6.56ft. along a LOT-LINE – REAR or LOT LINE – SIDE within the DC LAND USE DISTRICT, if the LOT is located behind a DEVELOPMENT that measures 11m/36ft. in height or three (3) or more stories.

14. The DEVELOPMENT AUTHORITY may impose conditions on DISCRETIONARY USES that avoid, remedy or mitigate potential impacts, including monitoring conditions to confirm compliance.

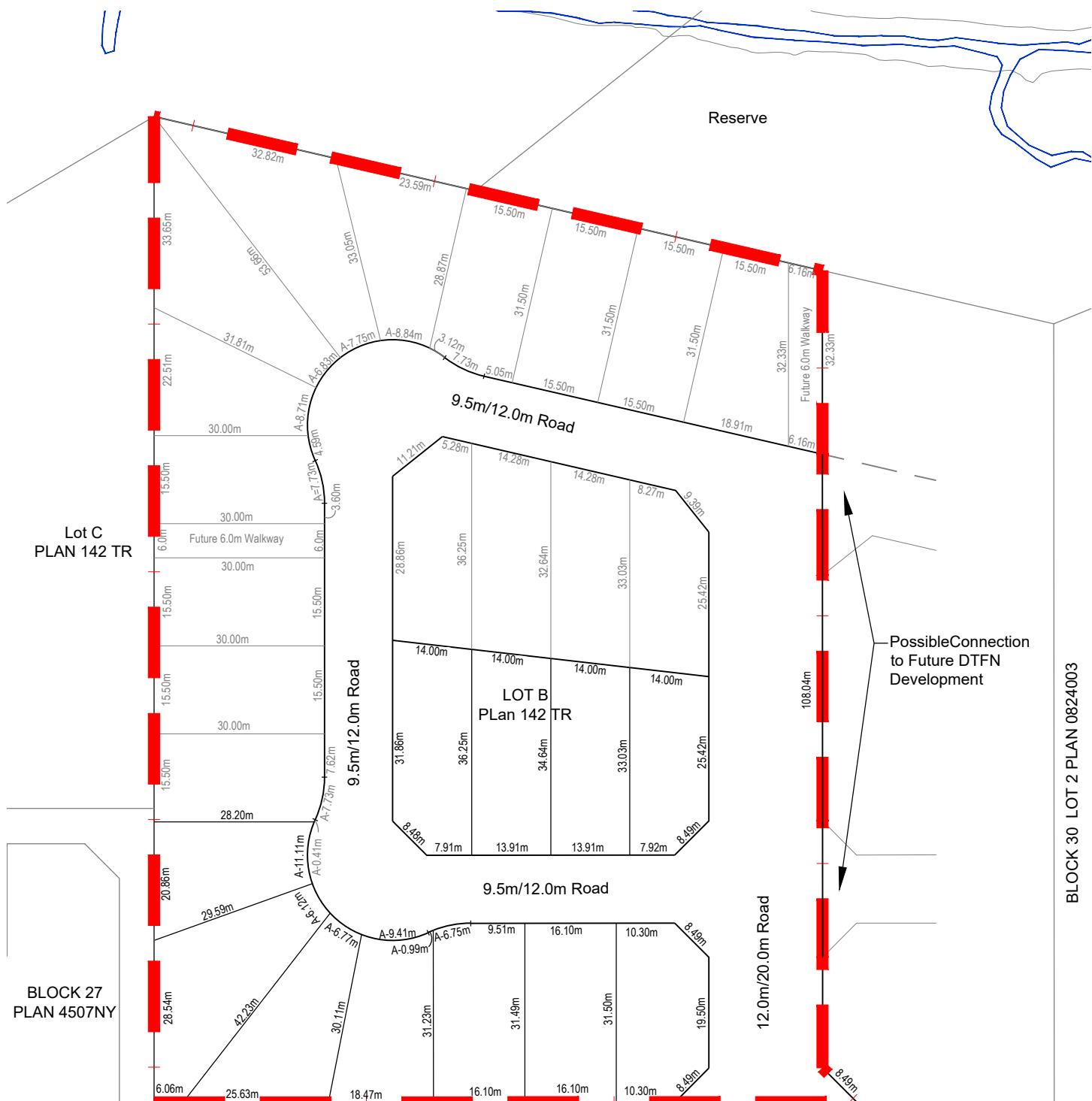
### **SIGNAGE REQUIREMENTS**

15. SIGNS shall:

- a. not exceed 1.5m<sup>2</sup>/16.2sq.ft. in sign area;
- b. be no higher than 2m/6.5ft. above finished grade;
- c. not be illuminated; and
- d. Subject to the requirements of Section 7.

16. Any SIGN not requiring a permit under Article 7.2.4 shall be permitted.

17. SIGN – FASCIA not exceeding 0.25m<sup>2</sup>/2.6sq.ft. in area shall be permitted for the purposes of identifying the residents therein, warn against trespassing, and cannot be a SIGN – ILLUMINATED.



--- Outline Plan Boundary

**Figure 1: Moose Meadows Phase 1 Preliminary Notational Plan**

Preliminary Notational Plan

April 2025



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