

**TOWN OF PEACE RIVER
BYLAW NO 1924**

**A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE TOWN OF PEACE RIVER LAND USE
BYLAW NO. 1891**

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 Peace River, in the Province of Alberta, has adopted the Town of Peace River Land Use Bylaw No. 1891, as amended, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Land Use Bylaw to include Modular Homes as a discretionary use in a number of Districts, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Land Use Bylaw to include omitted sections from the Table of Contents including part of Sections Modular Homes as a discretionary use in a number of Districts, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Land Use Bylaw to amend the Definition for Modular Home Construction and rename the definition Modular Building, and;

NOW THEREFORE, Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, the Town of Peace River Council, duly assembled, hereby enacts as follows:

Add the following to the Table of Contents:

1. Section 4: (5) Subdivision Standards

- Section 13: (1) DISTRICT CLASSIFICATION
(2) DISTRICT SYMBOLS
(3) DISTRICT MAP
(4) SAME AND/OR SIMILAR USES

Add additional Discretionary Uses as indicated:

2. Sections 14 – Residential 1-A District (R-1A)
Discretionary Uses
-Modular Home
3. Section 15 – Residential 1-A(20) District (R-1A(20))
Discretionary Uses
-Modular Home

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4. Section 16- Residential 1-B District (R-1B)
Discretionary Uses
-Modular Home
5. Section 17- Residential 1-C District (R-1C)
Discretionary Uses
-Modular Home
6. Section 18- Residential 1-D District (R-1D)
Discretionary Uses
-Modular Home
7. Section 19-Residential 1-E District (R-1E)
Discretionary Uses
-Modular Home
8. Section 20-Residential 1-F District (R-1F)
Discretionary Uses
-Modular Home
9. Section 21- Residential Two Family District (R-2)
Discretionary Uses
-Modular Home
10. Section 22- Residential 2-A District (R-2A)
Discretionary Uses
-Modular Home
11. Section 23- Residential Medium Density District (R-3)
Discretionary Uses
-Modular Home
12. Section 24-Residential High Density District (R-4)
Discretionary Uses
-Modular Home
13. Section 25- Residential Mixed High Density District (R-4A)
Discretionary Uses
-Modular Home
14. Section 28- Residential - Village Estate District (R-VE)
Discretionary Uses
-Modular Home
15. Section 33- Mixed Commercial Residential District (C-R)
Discretionary Uses
-Apartment Building
-Modular Home
16. Section 39- Agricultural-Urban Reserve District (A-UR)
Discretionary Uses
-Modular Home

Add additional Permitted and Discretionary Uses as indicated:

17. Section 37- Mixed Industrial-Business District (M-1B)
Permitted Uses
-Park and Playground

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Discretionary Uses
-Auto body and repair shop

Delete the definition for "Modular Home Construction" and replace it with a definition for "Modular Building" as follows:

18. "MODULAR BUILDING" means finished section(s) of a complete building built in a factory for transport to the site for installation. For the purpose of this bylaw, modular construction includes single or multiple dwellings, including single, semi-detached, rows, townhouses, duplexes, apartments, but not mobile homes and can include commercial, industrial, and institutional buildings.

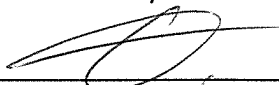
This bylaw shall come into force and effect on the final passing thereof.

The Chief Administrative Officer is authorized to consolidate this bylaw.

Read a first time this 25 day March 2013.



Mayor – Lorne Mann



CAO – Kelly Bunn

Read a second time this 22 day April 2013.

Mayor – Lorne Mann

CAO – Kelly Bunn

Read a third and final time this 22 day April 2013.

Mayor – Lorne Mann

CAO – Kelly Bunn