

**TOWN OF PEACE RIVER
BYLAW NO. 1942**

BEING A BYLAW OF THE TOWN OF PEACE RIVER IN THE PROVINCE OF
ALBERTA TO AMEND BYLAW 1891

WHEREAS the Council of the Town of Peace River has adopted Bylaw No. 1891, being the Land Use Bylaw, and

WHEREAS THE Council of the Town of Peace River deems it advisable to amend the said Bylaw;

NOW THEREFORE the Council of the Town of Peace River, duly assembled, hereby ENACTS as follows:

TITLE

1. This bylaw may be cited as Bylaw 1942.

DEFINITIONS

2. The Town of Peace River Land Use Bylaw, being Bylaw #1891, is hereby amended as follows:

3. Section 2 – Definitions (1)

Remove the following text definition:

“GROUP CARE FACILITY” means the use of a dwelling unit as a facility that is authorized, licensed or certified by a provincial authority to provide living accommodation to individuals whom are unrelated. This includes supervised facilities such as group homes, halfway houses, resident schools, resident facilities, boarding homes, and psychiatric care facilities, but does not include foster homes. A Group Care Facility is to provide professional care, rehabilitation, guidance and/or supervision for physically, mentally, socially or behaviourally challenged persons on a permanent or temporary basis, depending on need. The residential character of the facility shall be maintained with the occupants living together as a single housekeeping unit, with shared kitchen facilities. A Group Care Facility may include separate accommodations for resident staff as an accessory use.

Add the following text definitions:

“GROUP CARE FACILITY” means the use of a dwelling unit as a facility that is authorized, licensed or certified by a provincial

authority to provide living accommodation for four (4) residents or fewer, exclusive of staff, and to provide for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. This includes supervised facilities such as group homes, halfway houses, resident schools, resident facilities, boarding homes, and psychiatric care facilities, but does not include foster homes. A Group Care Facility may provide professional care, rehabilitation, guidance and/or supervision for physically, mentally, socially or behaviourally challenged persons on a permanent or temporary basis, depending on need. The residential character of the development shall be maintained with the occupants living together as a single housekeeping group using shared kitchen facilities. A group care facility may incorporate accommodation for resident staff as an accessory use.

“RESIDENTIAL CARE FACILITY” means a private or publicly funded seniors lodge, nursing home, extended or congregate care facility, or a group care facility with five (5) or more occupants. GROUP CARE FACILITY IS DEFINED AS FOUR (4) OR LESS RESIDENTS.

“RESIDENTIAL SUPPORT HOME TYPE 1” means a development within a dwelling unit authorized, licensed or certified by a public authority where support staff provides care, guidance or supervision for four (4) or fewer persons with mental or physical disabilities in a residential setting. This use is not a boarding house, group care facility or half-way house.

“RESIDENTIAL SUPPORT HOME TYPE 2” means a development within a dwelling unit authorized, licensed or certified by a public authority where support staff provides care, guidance or supervision for five (5) or more persons with mental or physical disabilities in a residential setting. This use is not a boarding house, group care facility or half-way house.

4. Section 14 – Residential 1-A District (R-1A)

Permitted Use – Insert the following text

“Residential Support Home Type 1”

Discretionary Use – Insert the following text:

“Group Care Facility”

“Residential Support Home Type 2”

5. Section 15 – Residential 1-A(20) District (R-1A(20))

Permitted Use – Insert the following text

“Residential Support Home Type 1”

Discretionary Use – Insert the following text:

“Group Care Facility”

“Residential Support Home Type 2”

6. Section 16 – Residential 1-B District (R-1B)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Support Home Type 2”
7. Section 17 – Residential 1-C District (R-1C).
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Support Home Type 2”
8. Section 18 – Residential 1-D Density (R-1D)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Support Home Type 2”
9. Section 19 – Residential 1-E District (R-1E)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Support Home Type 2”
10. Section 20 – Residential 1-F District (R-1F)
Permitted Use – Insert the following text:
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Support Home Type 2”
11. Section 21 – Residential Two Family District (R-2)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Residential Support Home Type 2”

12. Section 22 – Residential 2-A District (R-2A)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Residential Support Home Type 2”
13. Section 23 Residential Medium Density District (R-3)
Discretionary Use – Insert the following text:
“Residential Care Facility”
“Residential Support Home Type 2”
14. Section 24 – Residential High Density (R-4)
Discretionary Use – Insert the following text:
“Residential Care Facility”
15. Section 25 – Residential Mixed High Density District (R-4A)
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Care Facility”
“Residential Support Home Type 2”
16. Section 26 – Residential Manufactured (Mobile) Home
Subdivision District (R-MHS)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
17. Section 27 – Residential Manufactured (Mobile) Home Park
District (R-MHP)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
18. Section 28 – Residential Village Estates District (R-VE)
Permitted Use – Insert the following text
“Residential Support Home Type 1”
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Care Facility”
“Residential Support Home Type 2”
19. Section 33 – Mixed Commercial-Residential District (C-R)
Discretionary Use – Insert the following text:
“Group Care Facility”
“Residential Care Facility”
“Residential Support Home Type 2”

SEVERABILITY

7. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

EFFECTIVE DATE

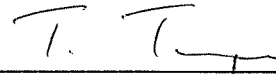
9. This bylaw shall come into force and have effect on the date of third and final reading.

READ a first time this 12 day of November, 2013.

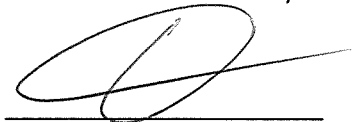
READ a second time this 2 day of December, 2013.

READ a third and final time this 2 day of December, 2013.

SIGNED by the Mayor and Chief Administrative Officer this 9 day of DECEMBER, 2013.



Tom Tarpey
Mayor



Kelly Bunn
Chief Administrative Officer