

**TOWN OF PEACE RIVER
BYLAW NO. 1983**

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:

1. Remove Schedule A Land Use Bylaw Forms.
2. Replace Section 6(4) Forms and Notices with the following:
 - (a) For the purpose of administering this Land Use Bylaw, the development authority shall prepare such forms and notices as he or she may deem necessary.
3. Remove Schedule B Fees.
4. Section 2 Definitions

Replace the CARETAKER OFFICE-RESIDENCE definition with the following:

DWELLING UNIT, CARETAKER means a dwelling that is accessory to a non-residential use, building or structure, for the purposes of providing security and/or maintenance of the principal use on the same parcel by the occupant(s) (such as an owner, operator, manager or caretaker).

5. Section 9 Parking and Loading Facilities

Add the following to 9(a)(i) **Residential Uses**

Dwelling Unit, Caretaker Residence	1 space/dwelling unit
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6. Replace Section 12 (8) with the following:

(8) DWELLING UNIT, CARETAKER

- (a) Caretaker dwelling units may only be developed on a site with a principal non-residential use, building or structure.
- (b) Not more than one caretaker dwelling unit is allowed per lot.
- (c) A caretaker dwelling unit shall not be subject to separation from the principle development through a plan of subdivision.
 - (i) As permitted by section 651 of the Act, a restrictive covenant may be required to be registered against the certificate of title for the subject property to ensure that the caretaker dwelling unit shall not be subject to separation from the principle dwelling through condominium conversion or subdivision.
- (d) A caretaker dwelling unit shall require one additional on-site parking stall. Additional parking stalls shall not be accommodated on the street and shall not be at the expense of the soft landscaping requirement of this Bylaw. Parking may be allowed in tandem, provided that the parking for the principle use, building or structure does not block the parking for the caretaker dwelling unit and vice versa.

7. Replace "Caretaker Office-Residence" with "Dwelling Unit, Caretaker Residence" throughout the bylaw.

SEVERABILITY

8. 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 27 day of June, 2016.

READ a second time this 8 day of August, 2016.

READ a third and final time this 12 day of September, 2016.

SIGNED by the Mayor and Chief Administrative Officer this 12 day of September, 2016.



Thomas Tarpey
Mayor



Christopher J. Parker
Chief Administrative Officer