



**THE CORPORATION OF THE TOWN OF FOX CREEK, ALBERTA
BY-LAW 824-2019-A07**

“Land Use Bylaw Amendment –Relocation of Buildings”

Being A Bylaw of the Town of Fox Creek, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta 2000 and amendments thereto, to amend Relocation of Buildings.

WHEREAS, the *Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000* provides that Council may pass, amend or repeal a bylaw;

AND WHEREAS, Council is satisfied that it is appropriate to amend the Land Use Bylaw to amend the Relocation of Buildings.

NOW THEREFORE, the Municipal Council of the Town of Fox Creek, in the Province of Alberta, duly assembled, enacts as follows:

SECTION 1 – TITLE

1.1 This Bylaw may be cited as the “Land Use Bylaw Amendment”

SECTION 2 – AMENDMENT

2.1 That Section 9.2.1 Relocation or Demolition of Buildings be amended to remove:

- d. A development permit **shall not be issued** for the placement of any unit that was manufactured more than fifteen (15) years prior to the application for a permit.

2.2 and replaced with:

- d. Applications for a development permit for a manufactured home between the ages of 1-10 years old may be approved jointly by the chief administrative officer and development officer subject to verification of the home’s current condition and compatibility with the surrounding neighbourhood and the requirements under section 9.2.g.
- e. Applications for the installation of a manufactured home for homes greater than 10 years old and less than 20 years old may be approved by the Municipal Planning Commission subject to verification of the home’s current condition and compatibility with the surrounding neighbourhood and the requirements under section 9.2.g.
- f. A development permit shall not be issued for the placement of any home that was manufactured more than twenty (20) years prior to the application for a permit.

And that sections e. f. and g. are updated to g. h. & i. to continue the alphabetical sequence as follows.

- g. To assist in the assessment of the compatibility of a relocated building with a surrounding development(s), development permit applications for the building shall include:
 - i. Current colour photographs showing all sides of the building as well as
 - ii. A statement of the age, size, and structural condition of the building, and
 - iii. A statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces, and a description of proposed landscaped areas.
- h. Any renovations or improvements required to ensure that the relocated building or structure complies with this Bylaw shall be listed as conditions of the development permit and such conditions shall be met within one year of the relocation.
- i. Where a development permit has been granted for a relocated building, the Development Authority may require that applicant to provide a letter of credit or some other form of security to ensure:
 - i. The completion of any renovations or site improvements set out as a condition of approval of a development permit and
 - ii. Any maintenance, repairs or improvements associated with the building relocation, or for repair of roads, sidewalks and boulevards that may be caused by the relocation.

SECTION 3 – SEVERABILITY

3.1 Every provision of this Bylaw is independent of all other provisions and it is the intention of the Council that if any provision of this Bylaw is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

SECTION 4 – EFFECTIVE DATE

4.1 This Bylaw shall come into effect upon the day of the third and final reading.

Read the first time this 5th day of June 2023.

Public Hearing held _____ day of _____, 2023.

Read a Second time this _____ day of _____, 2023.

Read a Third and Final time this _____ day of _____, 2023.

Sheila Gilmour
Mayor

Kristen Milne
Chief Administrative Officer