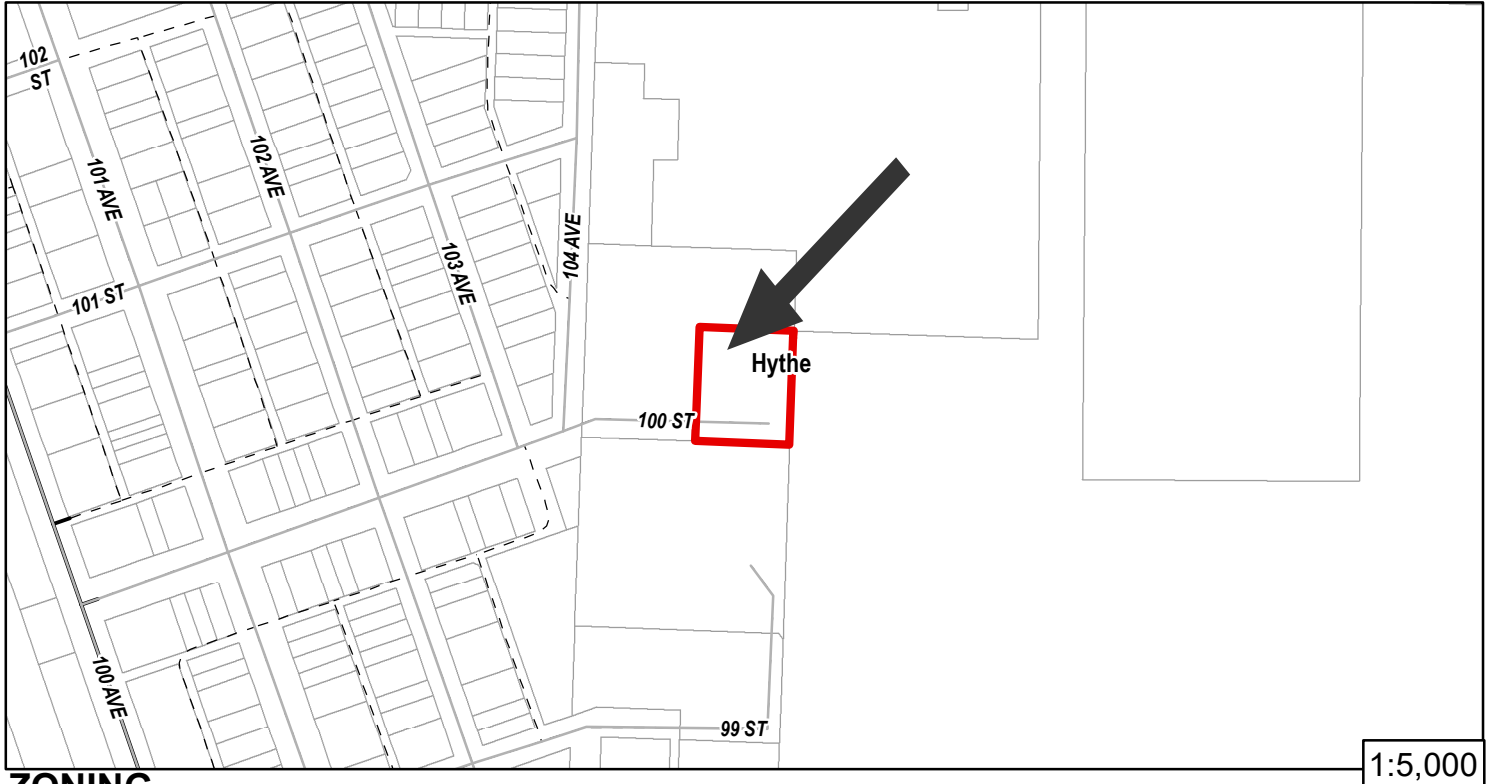




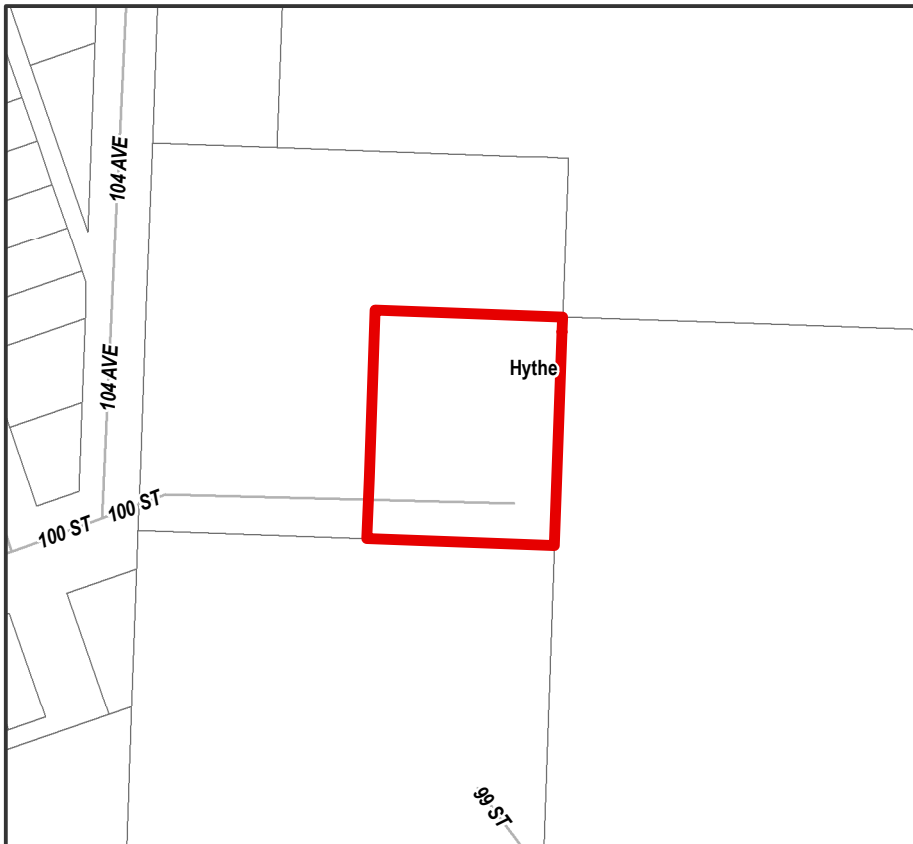
File No: PLLUB20250058  
Legal Description: 2670TR;;D  
NE-13-73-11-W6

COUNCIL DIVISION: 7







## LOCATION



## ZONING



### Local Area Map Information

-  Parcel of
- Zoning**
-  Agricultural
-  Country Residential
-  Industrial
-  Other
-  Named Subdivisions



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## **BYLAW # 2680-25-015**

### **Land Use Bylaw Amendment**

**A bylaw of the County of Grande Prairie No. 1 in the Province of Alberta for the purpose of amending the Land Use Bylaw.**

**WHEREAS:** the Council of the County of Grande Prairie No. 1 has adopted the County of Grande Prairie No. 1 Land Use Bylaw #2680; and

**WHEREAS:** pursuant to the Municipal Government Act, RSA 2000, c. M-26 and amendments thereto, a Council may amend the Land use Bylaw; and

**WHEREAS:** the County of Grande Prairie wishes to amend the Land Use Bylaw.

**NOW THEREFORE,** under the authority of the Municipal Government Act, the Council of the County of Grande Prairie No. 1, in the Province of Alberta, hereby enacts as follows:

1. That the County of Grande Prairie No. 1 Land Use Bylaw #2680, be amended by adding Section 45 HYTHE DIRECT CONTROL 1( HY-DC1), attached as Schedule A.
2. That Plan 2670TR, Lot D, be redesignated from the INSTITUTIONAL (I) DISTRICT to the HYTHE DIRECT CONTROL 1( HY-DC1) DISTRICT as indicated in red hatching on the attached Schedule B.

### **EFFECTIVE DATE**

3. This Bylaw shall come into force and effect on the third and final reading thereof.

PUBLIC HEARING held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a FIRST time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a SECOND time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a THIRD time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

Robert G. Marshall  
Reeve

---

Joulia Whittleton  
Chief Administrative Officer

### **ATTACHMENTS**

Schedule A - HYTHE DIRECT CONTROL 1 (HY-DC1)  
Schedule B – Bylaw #2680-25-015 Rezoning Plan

## **Appendix A**

### **SECTION 45 HYTHE DIRECT CONTROL 1 (HY-DC1)**

#### **PURPOSE**

1. The purpose of this district is to establish rules and regulations for a Temporary Work Camp and permanent Apartment that will be operated by Hythe Pioneer Homes.

#### **AREA OF APPLICATION**

2. This district shall apply to Plan 2670TR; Lot D; Pt. NE-13-73-11-W6; 10410 100 Street in the Hamlet of Hythe.

#### **USES**

3. No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

##### **Discretionary Uses**

- (a) Accessory Buildings and Structures
- (b) Apartment Building
- (c) Park
- (d) Public Uses
- (e) Storage, Outdoor
- (f) Temporary Work Camp
- (g) Utilities

#### **DISTRICT REQUIREMENTS**

4. In addition to the General Land Use Provisions contained in Section 3 the following regulations shall apply to every development in this district.

Minimum Lot Area:	0.4 HA
Minimum Lot Width:	60 metres
Maximum Lot Density:	At the discretion of the Development Authority.
Minimum Front Yard:	At the discretion of the Development Authority.
Minimum Rear Yard:	At the discretion of the Development Authority.
Minimum Side Yard:	At the discretion of the Development Authority.
Maximum Height:	At the discretion of the Development Authority.
Minimum Landscaped Area:	10%

#### **SPECIAL REQUIREMENTS: BUILDING HEIGHT**

5. Building height shall be at the discretion of the Development Authority.

#### **SPECIAL REQUIREMENTS: LANDSCAPING**

6. Further to the landscaping requirements found in Section 3 – General Regulations, landscaping shall be a special requirement and shall be determined as follows:

- (a) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

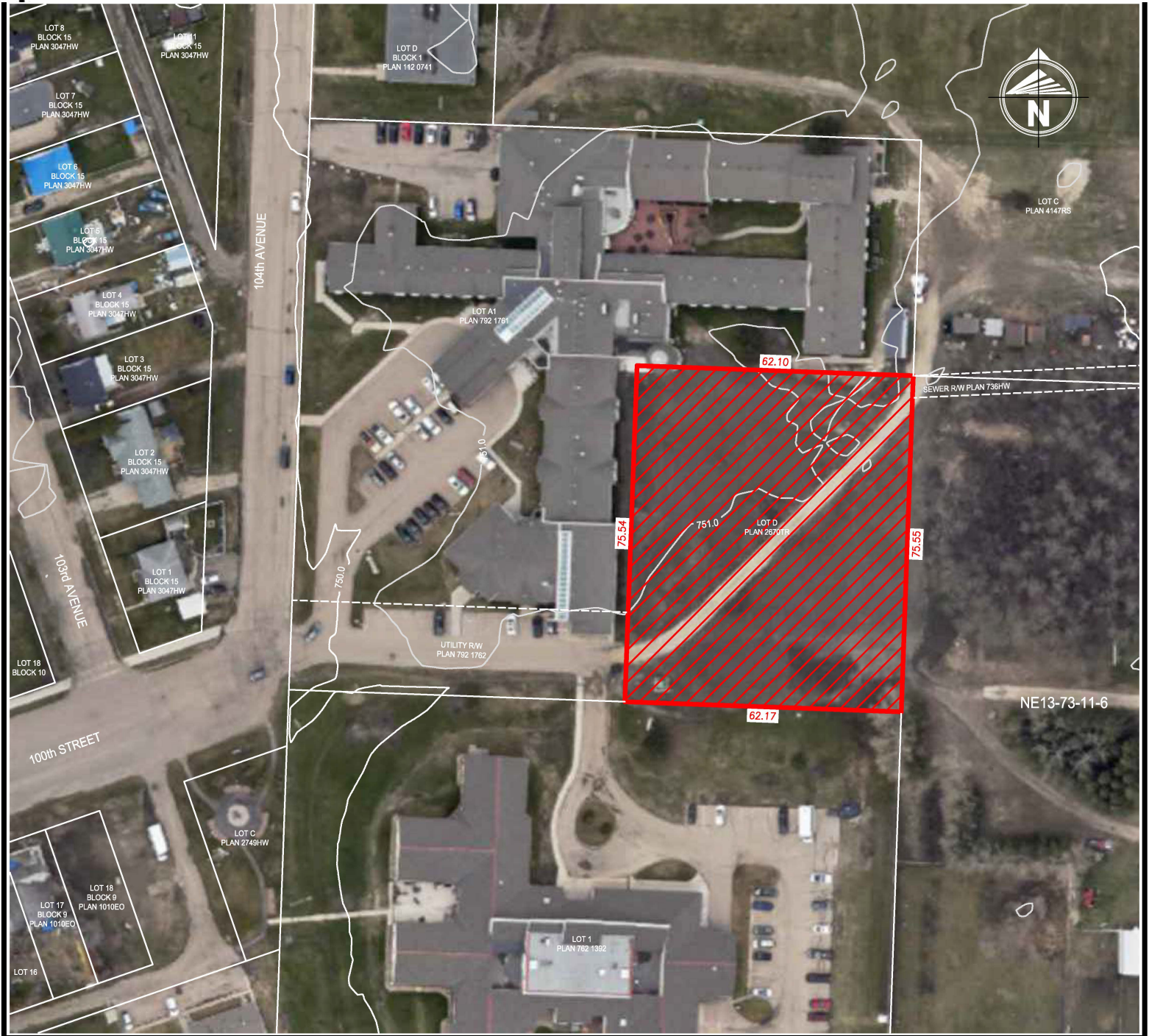
**SPECIAL REQUIREMENT: STORAGE AREAS**

7. All storage, shall be enclosed or completely screened by buildings, trees, landscaping features or fences or a combination of all to the satisfaction of the Development Authority.

**SPECIAL REQUIREMENTS: SIGNS**

8. A single entrance or direction sign may be permitted by the Development Authority.

# Schedule B Bylaw #2680-25-015 Rezoning Plan



\*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN  
\*CONTAINS INFORMATION LICENSED UNDER THE  
"OPEN GOVERNMENT LICENSE" - COUNTY OF GRANDE PRAIRIE NO. 1

BURIED PIPE CONTAINING  
VARIOUS SUBSTANCE: ---  
**SOUR** SUBSTANCE: ---  
ABANDONED: ---  
DISCONTINUED: ---

● Power Pole  
● Anchor  
◆ Light  
▲ Pedestal  
— Water Course

## PROJECT DETAILS

SURVEYOR:	BRUCE C. E. TATTRE, A.L.S.
PROJECT:	HYTHE PIONEER HOMES
DRAFTED BY:	BLAKE ROSSOL
CHECKED BY:	CODY BEAIRSTO
DATE:	JANUARY 23, 2025
SCALE:	1:5000

## REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

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# COUNTY OF GRANDE PRAIRIE NO. 1

10001 84 Avenue  
CLAIRMONT, AB T8X 5B2  
Phone: (780) 513-3950  
Fax: (780) 539-7686



## FORM H

### LAND USE BYLAW AMENDMENT

I/We hereby make application to amend the Land Use Bylaw.

#### Applicant:

Name: Dalvin Napen Chief Administrative Officer Hythe Pioneer Homes Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

#### Owner of Land:

Name: Hythe & District Pioneer Homes Advisory Committee Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Land Description: NE Section 13 Township 73 Range 11 W6M  
Lot \_\_\_\_\_ D \_\_\_\_\_ Block \_\_\_\_\_ Plan No. 2670TR  
Certificate of Title: 142 411 935

#### Amendment Proposed

**I - Institutional**

FROM ~~RC2~~ TO Hythe Direct Control 1 (HY-DC1)

Reasons in support of Application for Amendment (use another sheet of paper, if necessary):

Temporary installation of relocatable industrial camp buildings for staff housing pending future financing,

development and construction of affordable housing for staff, staff and families or others in need of housing in Hythe Alberta.

If applying for a text amendment, please provide the proposed text, the relevant Section if any, and an explanation of, and reason for the proposed text amendment (these can be provided separately, if necessary):

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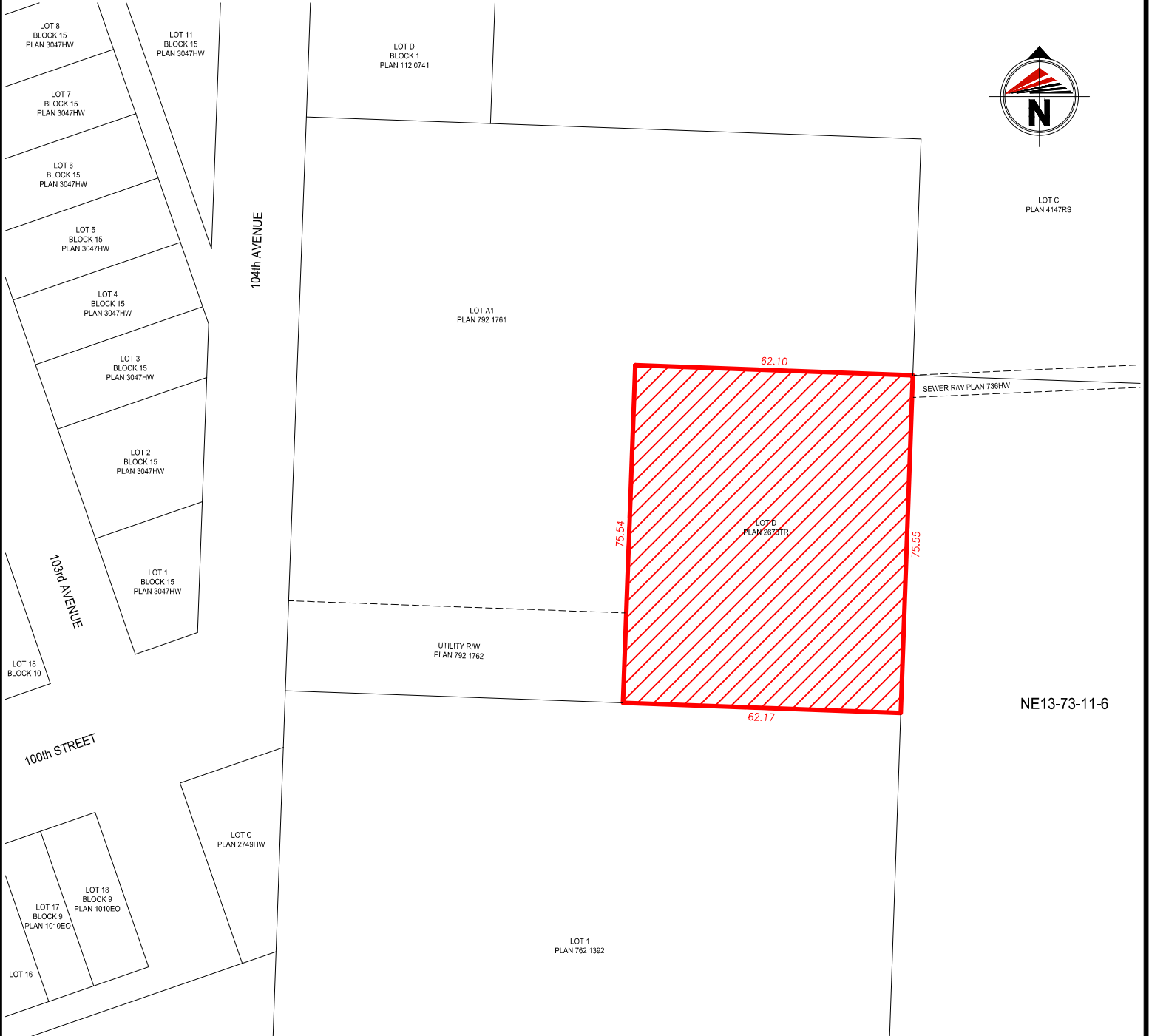
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I/We enclose \$ 1200.00 being the application fee.

DATE: February 14, 2025 SIGNED: \_\_\_\_\_

*The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (780) 532-9722.*



COUNTY OF GRANDE PRAIRIE NO. 1  
REZONING PLAN  
SHOWING PROPOSED REZONING OF  
LOT D, PLAN 2670TR  
ALL WITHIN THE  
N.E. 1/4 SEC. 13, TWP. 73, RGE. 13, W.6M.

LAND DEALT WITH BY THIS  
PLAN IS SHOWN OUTLINED THUS: ———  
AND CONTAINS: 0.47 HECTARES ( 1.16 ACRES)

SCALE: 1:5000





\*NO FIELD SURVEY WAS UNDERTAKEN TO PRODUCE THIS PLAN  
\*CONTAINS INFORMATION LICENSED UNDER THE  
'OPEN GOVERNMENT LICENSE' - COUNTY OF GRANDE PRAIRIE NO. 1

BURIED PIPE CONTAINING  
VARIOUS SUBSTANCE: ---  
SOUR SUBSTANCE: ---  
ABANDONED: ---  
DISCONTINUED: ---

● Power Pole  
■ Anchor  
✦ Light  
▲ Pedestal  
— Water Course

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTRIE, A.L.S.	1	
PROJECT:	HYTHE PIONEER HOMES	2	
DRAFTED BY:	BLAKE ROSSOL	3	
CHECKED BY:	CODY BEIRSTO	4	
DATE:	JANUARY 23, 2025	5	
SCALE:	1:5000	6	

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