



Bylaw #2023-08 Amendment to the Land Use Bylaw

BEING A BYLAW OF THE TOWN OF THORSBY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW #2017-02.

WHEREAS: Part 6, Section 6.1(2), of the Town of Thorsby Land Use Bylaw #2017-02 states that Council may initiate an amendment to the Land Use Bylaw,

THEREFORE: After due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Council of the Town of Thorsby duly assembled enacts as follows:

PART I: TITLE

1. This Bylaw may be cited as the “Amendment to the Land Use Bylaw”;

PART II: TEXT AMENDMENT

1. Delete 2.2(76):

- a. **“housing, modular”** means a building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a foundation., and which appears indistinguishable in design and finish from a stick-built house, and does not includes “housing, manufactured home” or “housing, mobile”;

2. 2.2(73) shall be amended to read:

“housing, manufactured” means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities. Manufactured homes shall have pitched roofs and eaves and shall conform to CAN/CSA Z240 MH Series and/or A277 certified standards. Where a component of a building is assembled off the building site in such a manner that it cannot be reviewed on site, off-site reviews shall be carried out to determine compliance with Safety Codes.

3. 2.2(75) shall be amended to read:

“housing, mobile” means a factory constructed detached dwelling unit, with an integral frame, readily relocatable singly or in double modules. Due to the age of the home, they may not meet the Canadian Standards Association (CSA) A277 Standard or current building code standards;

4. 9.5(1) shall be amended to read:

(1) Development Permits for housing, manufactured units shall have:

- a. Third party certification from an accredited inspection agency including the Canadian Standard Association (CSA), Intertek or Quality Auditing Institute (QAI).
- b. Alberta Municipal Affairs Label or CSA label.
- c. Model number.
- d. Manufactured home unit serial number.

5. Delete “Housing, modular” from Table 12.4.1
6. Delete “Housing, modular” from Table 12.5.1
7. Delete “Housing, modular” from Table 12.7.1



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PART III: REDESIGNATION

1. Lot 6 and Lot 7, Block 1, Plan 162 4250 (5202 48 Avenue and 5204 48 Avenue) will be redesignated from R2 to MHS
2. That the Land Use District Map of Bylaw #2017-12 is hereby amended as per attached map in Schedule A.

PART IV: EFFECTIVE DATE

This Bylaw shall come into force and have effect upon third and final reading.

READ A FIRST TIME this 27th day of June, 2023

READ A SECOND TIME this ___ day of ___, 2023

READ A THIRD AND FINAL TIME this ___ day of ___, 2023

Darryl Hostyn, Mayor

Donna Tona, CAO

SCHEDULE A

