



**Claresholm**

# REQUEST FOR DECISION

Meeting: April 14, 2025

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## BYLAW No. 1805 – LAND USE BYLAW AMENDMENT

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The Development Department has received an application for a land use bylaw amendment for the Blue Bird Motel property located at 5501 1 St W. The intention is to convert the property into a multi-unit dwelling or row housing for long term rentals. The proposal provides diversity of housing options (single suites, smaller one- or two-bedroom units with kitchens and washroom facilities provided) within Claresholm that has been noted with the recent housing needs assessment. Currently within the C2 district there are only provisions for caretaker's suites, so units of this type require a land use amendment to align zoning.

### **DISCUSSION/OPTIONS:**

The attached draft plan notes parking which appears sufficient as well as the property is landscaped. Any renovations and the change in use from the motel to any type of residential use will be a separate application at which time unit size, parking, etc. would be reviewed. This is the first step in aligning the zoning with the intended use.



In accordance with the Municipal Government Act (MGA) Section 692, the land use bylaw amendment requires a public hearing and advertisement prior to giving second reading and notice given in accordance with MGA Section 606. The notice of public hearing must be published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw is proposed, or in which the meeting or hearing is to be held. The notice of public hearing must be advertised at least 5 days before the public hearing occurs with information as to the general purpose of the public hearing, address of where a copy of the bylaw can be inspected, outlining procedure for anyone wishing to petition, date, time, and place where the public hearing is to be held. The purpose of first reading is to get the land use amendment bylaw “on the books”.

### **ORRSC Planner's Comments:**

In considering the proposal to redistrict Lot 5, Block B, Plan 7810399 it is important that Council consider if the lands proposed for redesignation are suitable for the land use district proposed. A concept of how the buildings will be renovated to create a multi-unit dwelling has been provided to demonstrate site suitability however as Council is not approving the use Council should only consider if the site is suitable for the uses prescribed within the Multiple Residential – R4 land use district, and not this specific proposal, as any use within the district could potentially be approved on the site, now or in the future. Development approval from the Development Authority is required prior to any development and in this particular case, a waiver to the minimum dwelling size for multi-unit dwellings would be required.

Municipal Development Plan Bylaw 1644 has a number of policies to be considered when rendering a decision on a land use designation:

- Policy 3.4.1 states residential development shall be located in accordance with the land use prescribed in Map 3 of the MDP. Map 3 identifies the subject lands are being designated for commercial development. Redesignating the lands from commercial to residential will not be consistent with the MDP. If Council chooses to redesignate the lands, an amendment to Map 3 will be necessary to reflect this change.
- Policy 3.4.5 states the Town supports infill and redevelopment of lands as an alternative to the development of new residential areas.
- Policy 3.4.7(below) provides criteria for the location of multiple family dwellings. In reviewing the application, the MPC should make a determination if the proposed development meets the locational criteria.

*3.4.7 Multiple family dwellings and higher density developments will locate in areas:*

- a) accessible to an arterial, or major or minor collector road;*
- b) where traffic generated by the development, will not affect the traffic patterns of other residential districts. This will be achieved through access management policies in the Transportation section of this document;*
- c) accessible to schools and community facilities including parks and trails;*
- d) accessible to commercial areas for shopping and employment;*
- e) where the appearance of an existing residential neighbourhood is not affected.*

The site is located on both an arterial road and a minor collector road and would not impact the patterns of other adjacent residential districts. Proximity to parks, schools, community facilities, and commercial areas exists presently. The introduction of many of the uses within the R4 land use district, including multi-unit housing, assisted living, nursing home/extended care facility and senior citizen housing may tie nicely into the fabric of the existing development within this area.

- Policy 3.4.10 encourages the use of landscape buffers and other forms of screening to separate residential development from incompatible uses.
- Policy 3.4.12 encourages a variety of housing types that enhance the appearance of the Town and serve a wide range of demographics.

**PROPOSED RESOLUTIONS:**

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1805, a Land Use Bylaw Amendment, first reading.

**ATTACHMENTS:**

- 1.) DRAFT Bylaw No. 1805 & Map
- 2.) Attached draft plan
- 3.) LUB Districts R4 & C2

**APPLICABLE LEGISLATION:**

- 1.) LUB No. 1525

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APPROVED BY: Abe Tinney, CAO

DATE: April 11, 2025