

## Bylaw No. 1809 – Land Use Bylaw Amendment

### **DESCRIPTION/BACKGROUND:**

The Town of Claresholm is processing a subdivision application for the lands shown right (subdivision plan attached). The applicant has submitted a land use bylaw application concurrently.

This is the first step to align zoning with the intended development. This development would provide additional housing within Claresholm. This subdivision and zoning change does not currently align with the MDP, but it has been noted within the changes for an update to the MDP. ORRSC has been working on updates since the last annexation. The location of the lots (residential) is adjacent to existing residential and would fit in with the neighborhood character as proposed.



In accordance with the Municipal Government Act (MGA), the land use bylaw amendment requires a public hearing and advertisement prior to giving second reading and notice given. Administration would recommend Council pass first reading to allow the bylaw to continue to the public hearing stage.

### ***Planners' comments:***

Although the lands are not identified for residential development within the MDP, the change in land use designation is supported by a number of objectives and policies within the document including:

- 3.3.3 To encourage the consumption of existing serviceable lands prior to undertaking new residential subdivisions.
- 3.4.2 The Town will encourage residential neighbourhoods to be developed in areas that are in close proximity to schools and community facilities including parks and trails.
- 3.4.4 New residential development will be planned such that existing municipal infrastructure is utilized to the most sustainable extent possible.
- 3.4.5 The Town supports the infilling of vacant lots and the rehabilitation of existing homes as an alternative to the development of new residential areas.

If Council finds the lands suitable for the land use district proposed and Bylaw 1809 receives all three readings, a development permit may be issued, in accordance with the Land Use Bylaw, for any listed use within the Residential – R1 land use district. At the time of development, the Development Authority shall consider the following policies from the MDP.

- 3.4.6 All infill development shall be of a form that is compatible with the surrounding area in terms of height, scale, and density.
- 3.4.10 In situations where it is not possible to separate residential development from incompatible uses, a landscaped buffer, berm, or some other screening will be required.

If adopted, the change in land use redesignation will be included in the mapping updates being made to the MDP.

**PROPOSED RESOLUTIONS:**

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1809, a Land Use Bylaw Amendment first reading.

ATTACHMENTS:

- 1.) Draft Bylaw No. 1809 & Map
- 2.) Tentative Plan of Subdivision

APPLICABLE LEGISLATION:

- 1.) LUB No. 1525
- 2.) Municipal Government Act, RSA 2000, Chapter M-26, Section 606 – Requirements for Advertising.
- 3.) Municipal Government Act, RSA 2000, Chapter M-26, Section 216.4 – Public Hearings.

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APPROVED BY: Abe Tinney, CAO

DATE: August 5, 2025

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