



Claresholm

REQUEST FOR DECISION

Meeting: January 12, 2026

BYLAW No. 1824 – LUB AMENDMENT

DESCRIPTION/BACKGROUND:

The Town has received an application for a Land Use Bylaw Amendment to rezone the property located at 3 Westlynn Drive from R1- Single Detached Residential to R4 – Multiple Residential to accommodate plans for a high end 4 condo building. That process will be dealt with at the development permit (safety codes) stage. This is the first step to align the land use designation with the proposed development. The lot meets the minimum standards for lot size, etc. for R4 – Multiple Residential, and the preliminary plans fit within the land use bylaw standards for development (utility right of way utilized for parking and/or landscaping). The development would be a good transition from the condo/apartment use to the north to the residential use (duplex/single family dwellings) to the south.



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, 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:

The proposed land use redesignation from R1 to R4 will allow for a gentle decrease in density between the existing developments north and south of the subject site and is supported by a number of objectives and policies within the Municipal Development Plan including:

3.3.3 To encourage the consumption of existing serviceable land prior to undertaking new residential subdivisions.

3.4.2 The Town will encourage residential neighborhoods 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 1824 receives all three readings, a development permit may be issued, in accordance with the Land Use Bylaw, for any listed use within the Multiple Residential – R4 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.

PROPOSED RESOLUTIONS:

Moved by Councillor _____ to give Bylaw No. 1824 a Land Use Bylaw Amendment first reading.

ATTACHMENTS:

- 1.) DRAFT BYLAW No. 1824 & Map

APPLICABLE LEGISLATION:

- 1.) LUB No. 1525

PREPARED BY: Tara Vandervalk, Development Services Manager

APPROVED BY: Abe Tinney, CAO

DATE: January 8, 2026
