



REQUEST FOR DECISION

Meeting: February 9, 2026

BYLAW No. 1824 – LUB AMENDMENT

DESCRIPTION/BACKGROUND:

On January 12, 2026 Council passed the following motion:

Moved by Councillor Carlson to give Bylaw # 1824, a Land Use Bylaw Amendment, 1st Reading.
CARRIED

At that time, the bylaw proposed redesignation from R1 - Single Detached Residential to R4 – Multiple Residential. After review of the condo plans the applicant has provided to the Town, it has been determined that the Apartment definition meets the proposed development (internal/shared entrance, not separate as per the definitions below). The amendment application from R1 to R4 at 3 Westlynn Dr. to Multiple Residential, does not have that proposed use within the land use district. Therefore, the applicant has amended his application to be from R1- Single Detached Residential to R5- Apartments. To facilitate this request, it is recommended that first reading of Bylaw 1824 be rescinded, the bylaw be reconsidered with the new land use district being requested.

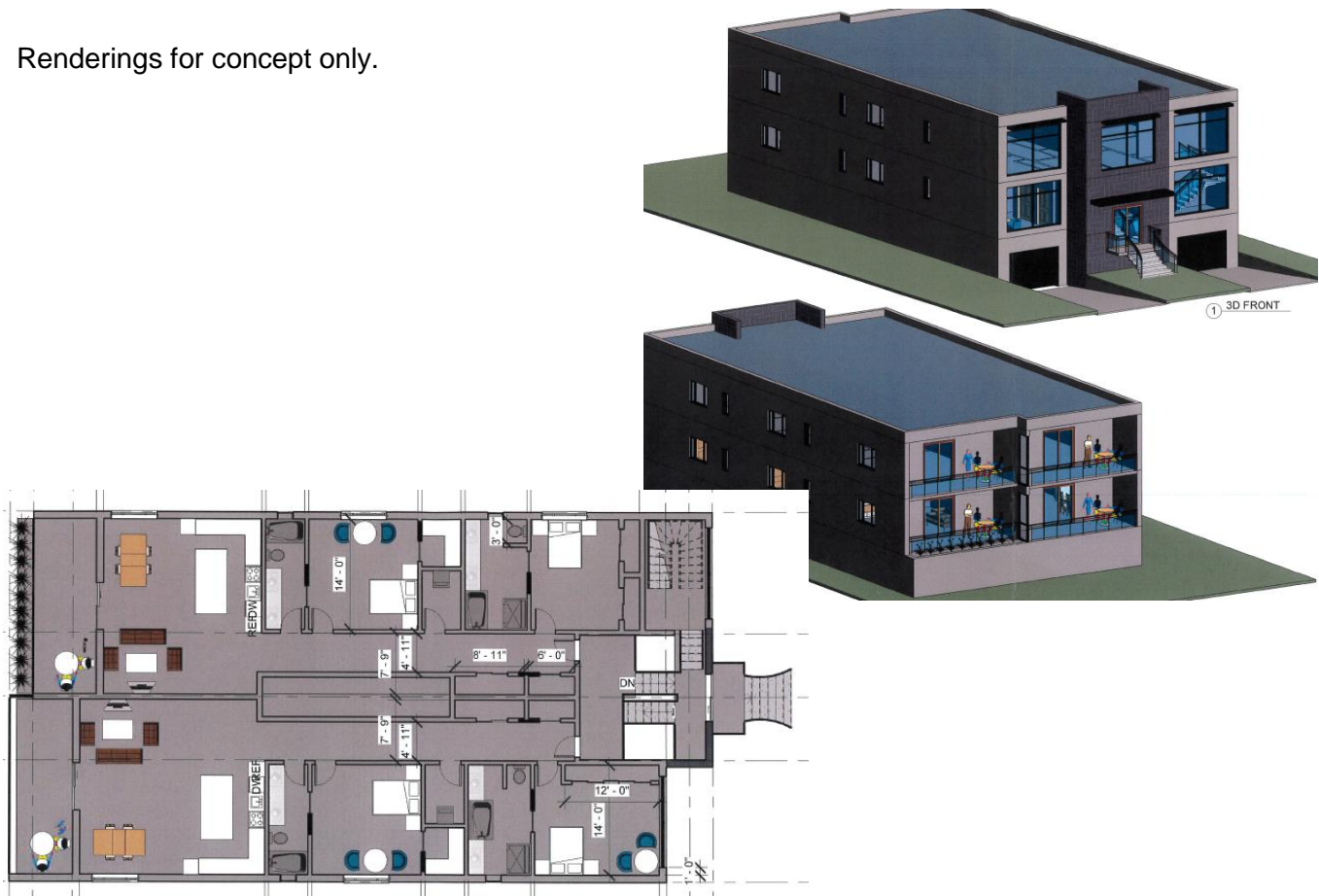


The process of reviewing and approving the building/ parking/ landscaping/ etc. will be dealt with at the development permit (safety codes) stage. This is the first step to align the land use designation with the proposed development. The lot meets the minimum standards for lot size, etc. for R5 – Apartment, 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.

Apartment means a development which contains three or more dwelling units and where the primary access to each unit is provided through a common or shared entryway. This use does not include 'Multi-unit Dwelling' or 'Rowhouse Dwelling or Townhouse'.

Multi-unit dwelling means a development containing three or more separate dwelling units. This use does not include 'Apartment', or 'Rowhouse dwelling or townhouse'.

Renderings for concept only.



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 R5 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 lands prior to undertaking new residential subdi

- 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 1824 receives all three readings, a development permit may be issued, in accordance with the Land Use Bylaw, for any listed use within the Apartment – R5 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.

Given the context of the site, particularly the parcel size, what could be developed on the site is limited by the maximum site coverage and required setbacks within the R5 land use district. All proposals for development will require consideration through the development permit application processes and conformity with the Land Use Bylaw.

PROPOSED RESOLUTIONS:

Moved by Council _____ to rescind first reading of Bylaw No. 1824 a Land Use Bylaw Amendment from R1 to R4 from January 12, 2026.

Moved by Councillor _____ to give Bylaw No. 1824 a Land Use Bylaw Amendment for the lands noted from R1 to R5, 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: February 5, 2026
