



# REQUEST FOR DECISION

Meeting: March 9, 2026

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## BYLAW No. 1824 – LUB AMENDMENT

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### DESCRIPTION/BACKGROUND:

Bylaw 1824 proposes to redesignate the lands legally described as Lot 1, Block C, Plan 8810870 and civically described as 3 Westlynn Drive, in order to provide opportunity to consider an application for development of a 4-unit Multi-unit dwelling. Bylaw 1824 received first reading on January 12, 2026. 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.

On January 12, 2026 Council passed the following motion:

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

In order to allow consideration for an Apartment building, rather than a Multi-unit dwelling, the applicant amended their application for redesignation, requesting that consideration be given to redesignate the lands to R5 – Apartments. To consider the amended application, Council rescinded first reading of Bylaw 1824 that took place on January 12 and then gave first reading to an amended Bylaw 1824 that reflects the applicant's amended application for redesignation from R1 to R5.

On February 9, 2026 Council passed the following motions:

Moved by Councillor Kettles to rescind 1<sup>st</sup> Reading of Bylaw #1824, a Land Use Bylaw Amendment, rezoning lands from R1 to R4 from January 12, 2026.  
CARRIED

Moved by Councillor Meister to give Bylaw # 1824, a Land Use Bylaw Amendment, rezoning the lands noted from R1 to R5, 1<sup>st</sup> Reading.  
CARRIED

Notice of Public Hearing had been previously circulated to adjacent landowners following first reading on January 12, 2026, as required by Section 692 of the Municipal Government Act. However, as the intent of the bylaw changed by changing the requested land use district from R4 to R5, notice was given a second time following first reading of the amended bylaw on February 9, 2026. Notice was given in accordance with MGA Section 606.

At the time of writing no comments or concerns have been brought forward, however, a letter has been received from an adjacent landowner requesting to speak at the Public Hearing (attached). Any additional submittals, in writing or presented at the Public Hearing should be considered by Council prior to second reading of Bylaw 1824.

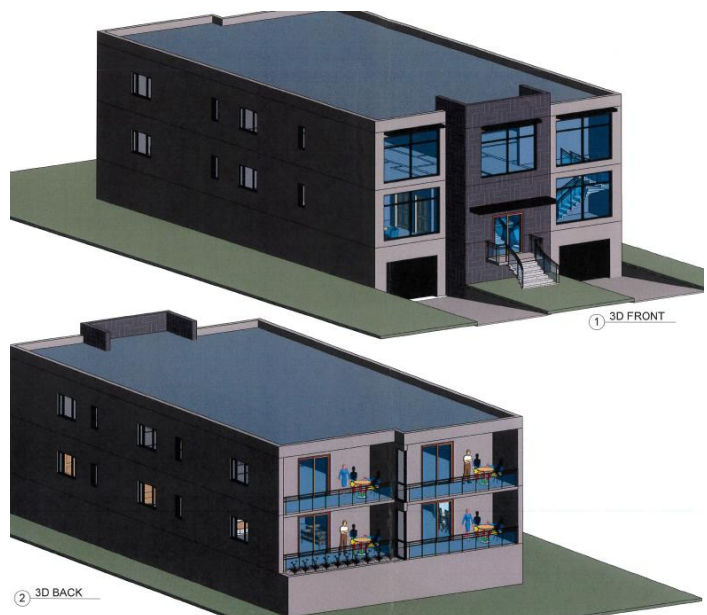


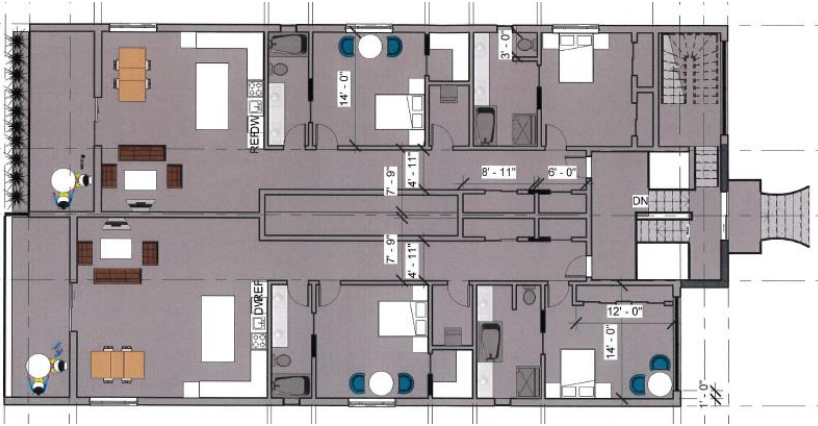
Although the process of reviewing and approving the building/ parking/ landscaping/ etc. will be dealt with at the development permit (safety codes) stage. This amendment is the first step to align the land use designation with the proposed development. The lot meets the minimum standards for lot size, 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. The use definitions as provided in Land Use Bylaw 1525 are provided below. Although the proposed building is only 4-units in size, the use of a common or shared entry means the building falls within the use of an Apartment Building. Only the R5 land use district allows opportunities for consideration of this building type.

**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.





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 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 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 Councillor \_\_\_\_\_ to give Bylaw No. 1824 a Land Use Bylaw Amendment for the lands noted from R1 to R5, second reading.

Moved by Councillor \_\_\_\_\_ to give Bylaw No. 1824 a Land Use Bylaw Amendment for the lands noted from R1 to R5, third reading.

**ATTACHMENTS:**

- 1.) DRAFT BYLAW No. 1824 & Map
- 2.) Neighbourhood Correspondence

**APPLICABLE LEGISLATION:**

- 1.) LUB No. 1525

PREPARED BY: Kattie Schlamp, ORRSC Planner

APPROVED BY: Abe Tinney, CAO

DATE: February 5, 2026