

TOWN OF **Westlock**

Housing-Related Amendments

Land Use Bylaw 2022-12



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The Town of Westlock is proposing targeted amendments to its Land Use Bylaw to address barriers and encourage housing development. These amendments are based on feedback from builders and developers as well as best practices for housing policy.

What is the Land Use Bylaw?

The Land Use Bylaw is a vital document that shapes your community and future development by setting out regulations regarding land use, the type, scale, and placement of buildings, and establishes processes for development permit approvals. The Town's Land Use Bylaw 2022-12, was adopted by Council in late 2022, and is one of the Town's critical tools in addressing and promoting housing development in Westlock.

What are Westlock's current housing needs and challenges?

Westlock has faced growing pressures on its housing system in the last few years, including low rental vacancy, low lot inventory, aging housing stock, and a gap in affordable housing types such as duplexes and townhomes.

Why do we need to amend the Land Use Bylaw now?

The Land Use Bylaw sets out the type of housing development that can be built on a property, as well as the number of units, parking required, and other requirements such as building design. All these elements can limit or encourage the development of a property for housing.

In 2023, Council adopted a Housing Action Plan intended to address the emerging housing needs in Westlock by proposing a number of initiatives to target both short-term supply and long-term systematic improvements. The Land Use Bylaw is one of the remaining policy documents of the Housing Policy Improvement initiative in the action plan that is being looked at for improvements to enable and encourage housing growth in our community.



What is changing?

As a result of continued communication and engagement with local and prospective builders, developers, and others within the real estate community, Administration has identified the following themes for amendments to the Land Use Bylaw which would address the challenges, roadblocks, and economics of developing housing in Westlock:

- 1. Dwelling Use Classes** - Amendments to clarify between the types of dwelling use classes and the types of dwellings desired in each Land Use District.
- 2. Dwellings Per Parcel & Lot Widths** - Amendments to the density maximums (units per parcel) and lot widths in identified Land Use Districts to align with common dwelling forms for each district, comparator standards, and to provide developers with economies of scale.
- 3. Infill Development Provisions** - Amendments to strengthen and enhance regulations regarding infill development in established neighbourhoods to mitigate the potential impact on adjacent properties and retain neighbourhood character.
- 4. Parking Requirements** - Adjust on-site parking requirements for residential development to ensure adequate on-site parking while providing developers with flexibility depending on the scale and intended end-use of developments.
- 5. Non-Conforming Residential Properties** Ensure that existing residential properties have the proper land use designation to ensure that any issues of non-conforming uses/developments are eliminated.

Get Involved

We need your feedback on the proposed amendments for housing. Please read this engagement workbook carefully, then log your feedback on the enclosed survey form or on the online survey at www.westlock.ca/p/lub-for-housing.

Please either return the paper form to the Town Office (10003 106 Street) or complete the online survey by **April 25, 2025**. All feedback received by **April 25** will be included in a **What was Said** report for Council to consider alongside the proposed amendments.



Theme 1: Dwelling Use Classes

This set of amendments intends to clarify the different types of dwellings (homes) permitted in the Land Use Bylaw and under which Land Use Districts they could be developed.

The amendments would split residential dwellings into five (5) different use classes (types). The amendments would also specify where the different types of housing can be developed in Westlock by Land Use District.



Single Detached Dwelling

A dwelling with one (1) unit comprised of areas for living, sleeping, and cooking.

Permitted Use in:

R1 - Low Density Residential
R1-B - Low Density Variable Residential
R2 - Medium Density Residential
RE - Estate Residential
R-NC - Residential Neighbourhood Commercial



Semi Detached Dwelling

A dwelling with two (2) units, connected by a common party wall either side-by-side or above-and-below.

Permitted Use in:

R1 - Low Density Residential
R1-B - Low Density Variable Residential
R2 - Medium Density Residential
RMM - Medium Density Multiple Residential
R-NC - Residential Neighbourhood Commercial



Multi-Attached Dwelling

A building containing more than two (2) dwelling units, connected by a common party walls and having separate exterior entrances.

Permitted Use in:

R2 - Medium Density Residential
R3 - High Density Residential
RMM - Medium Density Multiple Residential
R-NC - Residential Neighbourhood Commercial

What is a Land Use District?

The Land Use Bylaw splits the Town into different areas called Land Use Districts. Land Use Districts defines the purpose and type of development for each unique area and include specific regulations. Land Use Districts help to separate incompatible uses (ie. a seed cleaning plant and a elementary school) and protect neighbourhood character.

What is a permitted use?

A permitted use is something that would be typical of a Land Use District and any impacts of which can be controlled through the applicable regulations in the Land Use Bylaw. An application for a permitted use must be approved by the Town if it meets all the applicable requirements in the Land Use Bylaw, does not involve adjacent landowner notification or appeal, and provides applicants with shorter approval timelines and application surety.



Apartment Dwelling

A building containing multiple dwelling units, all accessed through a shared, common internal area (ie. lobby)

Permitted Use in:

R3 - High Density Residential
DT-MU - Downtown Mixed-Use
C-MP - Commercial Multi-Purpose



Manufactured Home Dwelling

A dwelling with one (1) unit that has a moveable chassis and is manufactured off-site to CSA standards.

Permitted Use in:

RMH-1 - Manufactured Home Subdivision Residential
RMH-2 - Manufactured Home Park Residential



Are there any housing types missing that we should be encouraging in Westlock?

Where should those housing types be developed?



Theme 2: Dwellings per Parcel and Lot Widths

This set of amendments intends to encourage the efficient and economical use of land within Westlock for housing by adjusting the number of dwellings per parcel (density) and minimum lot widths for subdivision. These changes intend to facilitate the redevelopment of underutilized or vacant property and provide builders and developers with greater economies of scale.

The amendments impact the number of units that could be developed on a parcel in the different Residential Land Use Districts. In some Districts, the amendments also propose an adjustment to the minimum lot widths for subdivision to align with current development standards. A new Land Use District (R1-B) is also being proposed to provide developers and builders with options for variable lot widths and product types. These amendments are all intended to align with existing developments and lot sizes in Westlock.

How is density calculated?

Density, or the maximum number of units per parcel, is calculated based on a ratio of units to lot area. In the Land Use Bylaw, density is based on hectare (du/ha = dwelling units per hectare). This means that density is dependent on the size of the lot, and developments can have the same density but look vastly different depending on other variables such as building footprint, height, and design.

What other requirements must be met for housing developments?

Regardless of the number of units permitted on a parcel, a housing development must also follow a number of other requirements which can limit or impact the end result. These requirements include the provision of on-site parking per unit, landscaping, building setbacks, lot coverage maximums, and height restrictions that vary depending on the Land Use District and type of housing (use class).





R1 - Low Density Residential District

To allow for low density residential development and associated supporting uses on primarily large lots in low density neighbourhoods.

Density Maximum Proposed:

2 units per parcel, achieved by either:

- 1 single-detached dwelling and 1 suite (secondary, garage, or garden)
- 1 semi-detached dwelling

Minimum Lot Widths:

All Dwelling Types:

15.0m (49.2 ft) - interior or corner lots

R1-B - Low Density Variable Residential District

To allow for low density residential building forms on lots of varying sizes in low density neighbourhoods.

Density Maximum Proposed:

2 units per parcel, achieved by either:

- 1 single-detached dwelling and 1 suite (secondary, garage, or garden)
- 1 semi-detached dwelling

Minimum Lot Widths Proposed:

Single-Detached Dwellings:

11.0m (36.1ft) - interior lots

13.0m (42.7ft) - corner lots

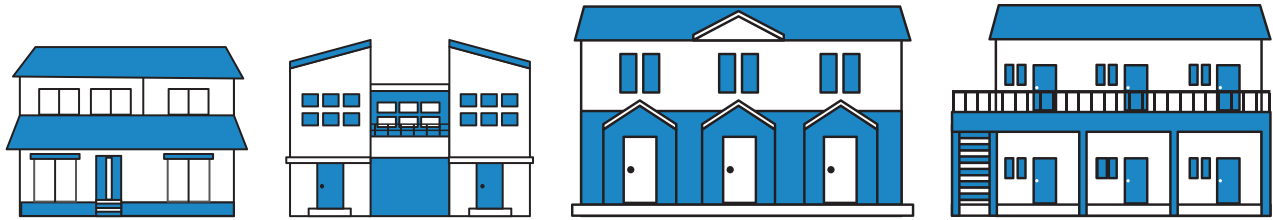
Semi-Detached Dwellings:

8.0m (26.2ft) - interior lots

10.0m (32.8ft) - corner lots

What does this look like?





R2 - Medium Density Residential District

To allow for a variety of medium-density residential land uses.

Density Maximum Proposed:
80 units per hectare (80 du/ha)

Minimum Lot Widths Proposed:
All Dwelling Types:
8.0m (26.2ft) - interior lots
10.0m (32.8ft) - corner lots

What does this look like?





R3 - High Density Residential District

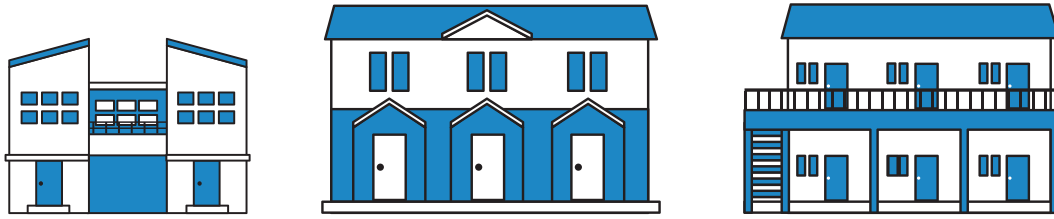
To allow for high density residential development including multi-attached dwellings, apartments and other supporting non-residential uses that may be appropriate to serve the high-density residential areas.

Density Maximum Proposed:
100 units per hectare (100 du/ha)

Minimum Lot Width:
20.0m (65.6ft)

What does this look like?





RMM - Medium Density Multiple Residential District

To provide for the development of mixed medium-density residential land uses as part of site-specific condominium developments.

Density Maximum Proposed:

80 units per hectare (100 du/ha)

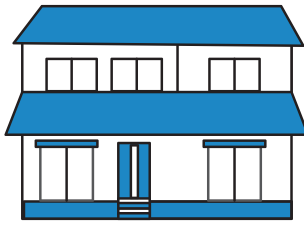
Minimum Lot Width Proposed:

All Dwelling Types:

10.0m (32.8 ft) - interior or corner lots

What does this look like?





RE - Estate Residential District

To provide for single-detached residential development on oversized lots.

Density Maximum Proposed:

1 single-detached dwelling and 1 suite (secondary, garage, or garden)

Minimum Lot Width:

30.0m (98.4ft)

What does this look like?



Do the lot widths and numbers of units per parcel make sense for each Land Use District?

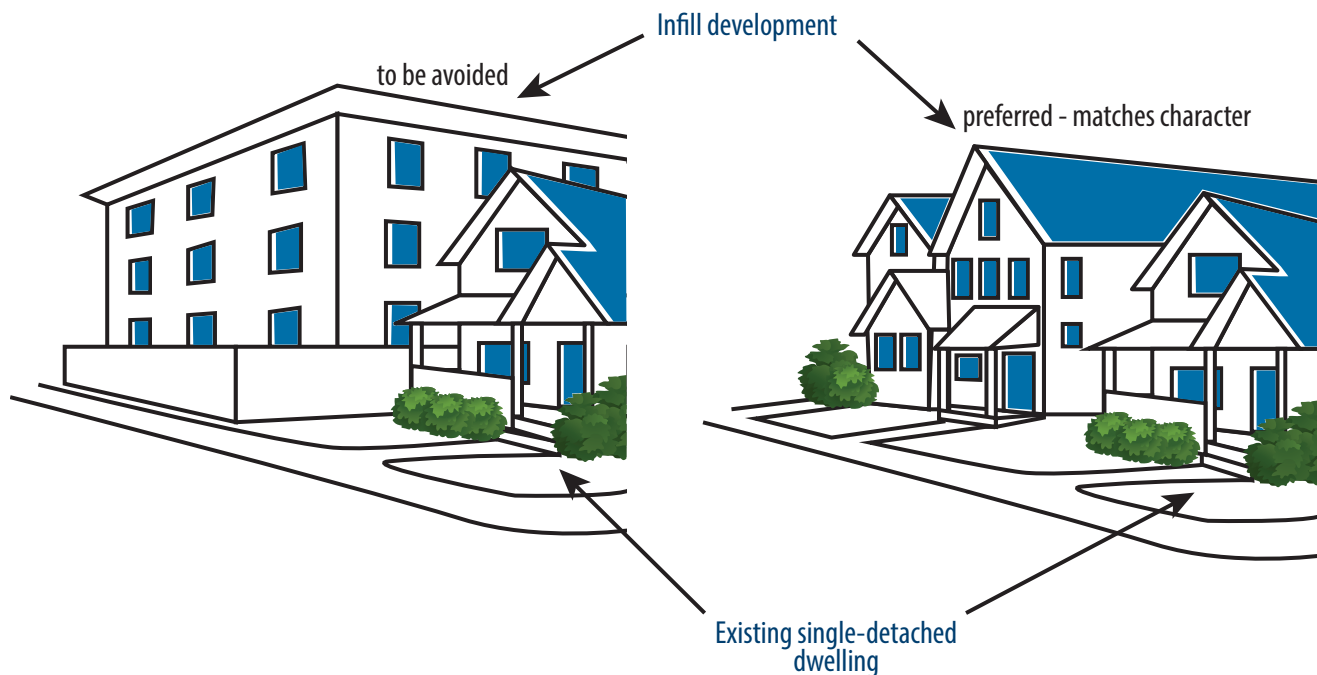
Are there any limitations you foresee with the building and development of your property as a result of these changes?



Theme 3: Infill Development Regulations

This set of amendments would introduce new regulations to help address the potential impacts of new housing developments in established neighbourhoods (commonly referred to as infill).

The amendments would add new regulations specific to new infill housing developments to address issues of compatibility and nuisance, in order to protect neighbourhood character.



Design and Character

Proposed regulations include:

- Infill developments should reflect the established character of the neighbourhood through similar massing, scale, foundation height, roof lines, architectural details, and building materials.
- To maximize integration into the the existing neighbourhood, buildings with multiple units should incorporate fundamental design elements found within the neighbourhood.
- Existing mature soft landscaping should be retained and additional planting of soft landscaping is encourage to maintain and enhance the neighbourhood's existing tree canopy.
- The number and width of accesses from a public street should be limited and driveways shared where possible to maintain on-street parking.

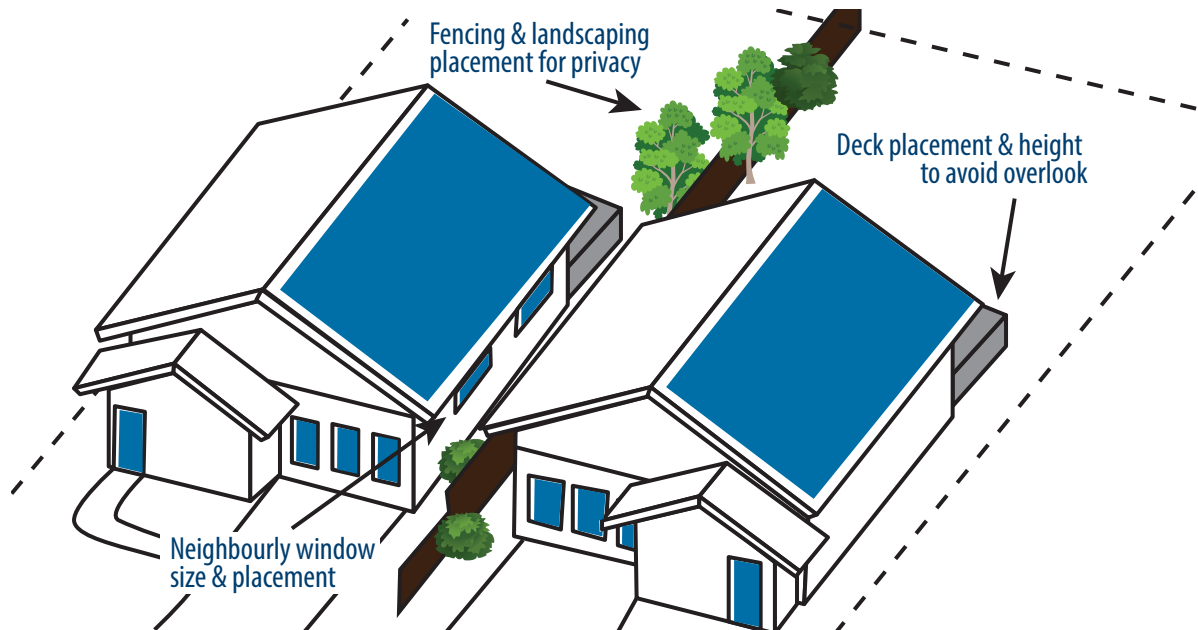


What is considered infill?

Infill is defined as the development of new housing or other buildings on scattered, vacant sites in established neighbourhoods.

What is considered an established neighbourhood?

An existing neighbourhood that is considered fully built out and exhibits an identifiable residential character due to its age, historical context, design, existing buildings and architecture, or any other significant neighbourhood characteristics could be deemed an established neighbourhood.



Mitigating Impact on Adjacent Properties

Proposed regulations include:

- The design of infill development should minimize the impact on existing adjacent dwellings, in particular: limiting the real or perceived height difference, minimizing the amount of shadow cast, having the primary entrance to each dwelling unit face the same direction as the majority of other dwellings in the vicinity, respecting privacy through the appropriate placement of windows, decks, and other features.
- Additional conditions may be imposed to ensure development is sensitive in scale, form, and character, with special consideration given to the transition to adjacent dwellings.
- Setbacks of infill development should consider the location of adjacent dwellings, specifically for front yard setbacks.



Are there any other concerns with infill development that are not already addressed with the proposed regulations?



Theme 4: Parking Requirements

This set of amendments intends to adjust the minimum number of required on-site parking that new housing developments must provide on a per unit basis.

The amendments would align Westlock's Land Use Bylaw with the requirements of other comparable towns and would provide builders and developers with more flexibility in how to allocate lot area between building footprint and parking areas.



Single Detached Dwelling

2 on-site parking stalls per dwelling

What if there is a suite on the property?

1 additional parking stall must be provided on-site for the suite.

Parking can be arranged in tandem.



Semi Detached Dwelling

2 on-site parking stalls per unit.

Parking can be arranged in tandem.



Multi-Attached Dwelling

If all units are located on the same parcel:

1.5 parking stalls per unit (rounded up to the nearest whole number of stalls)

If each unit is located on its own parcel:

2 parking stalls per unit.

What is the difference between on-site and on-street parking?

“On-site parking” refers to parking located within the boundaries of a specific property or building, like a dedicated parking lot for a dwelling or apartment building, while “on-street parking” means parking along the side of a public road, accessible to anyone on the street and not specifically designated to a particular property.

What amount of parking are new developments required to provide?

All proposed developments must provide a certain number of on-site parking stalls to accommodate the vehicular traffic anticipated from the development and to preserve on-street parking. The number of on-site stalls required is based on different factors, including the number of units, or floor area.



Apartment Dwelling

On-site parking would be calculated based on the number of bedrooms in each unit. Additional guest parking is required based on the total number of units in the building.

Bachelor or 1 bedroom units: 1 parking stall per unit
2 or more bedroom units: 2 parking stalls per unit

1 guest space per every 7 units



Manufactured Home Dwelling

2 on-site parking stalls per dwelling.



Are the on-site parking requirements sufficient for each type of housing?

Should the Town allow for parking stalls of different sizes to cater to small or oversized vehicles?



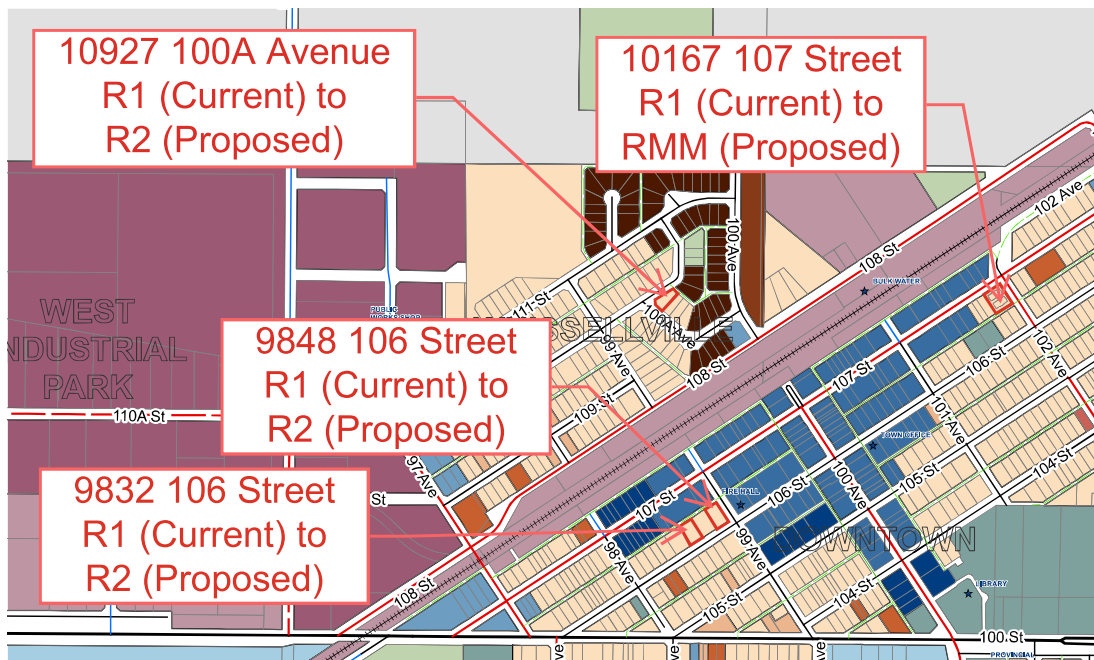
Theme 5: Non-Conforming Properties

While these housing-related amendments do not propose the blanket rezoning of any particular area of Westlock, the last theme of amendments focuses on correcting any areas of non-conformance for existing housing development.

The amendments would propose site-specific redistrictings (rezonings) to align existing housing developments with the current Land Use District for their current use.

List of Sites for Redistricting

The redistricting (rezoning) of the following properties will correct any issues of non-conformance between their current use and their designated land use district. There are no broad or “blanket” rezonings contemplated as part of these amendments.



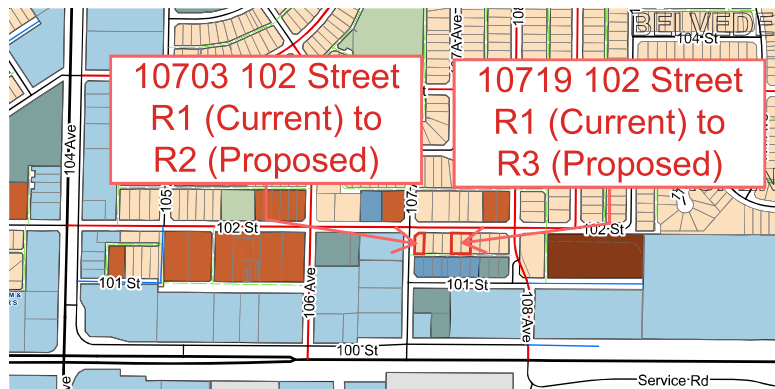
Address	Current Land Use District	Proposed Land Use District
10927 100A Avenue	R1 - Low Density Residential District	R2 - Medium Density Residential District
9832 106 Street	R1 - Low Density Residential District	R2 - Medium Density Residential District
9848 106 Street	R1 - Low Density Residential District	R2 - Medium Density Residential District
10167 107 Street	R1 - Low Density Residential District	RMM - Medium Density Multiple Residential District

What is a non-conforming use?

A use may be considered “non-conforming” when there is a Development Permit in place, but the Land Use Bylaws have since changed to not allow the use in the district. In general, a non-conforming use can be continued, but strict rules put limits on the expansion or rebuilding of that use.

Why is it important to fix issues of non-conformance?

Non-conforming buildings may continue to be used, but the building may not be enlarged, added to, rebuilt, or structurally altered except to make it a conforming building or for routine maintenance of the building. If a non-conforming building is damaged or destroyed, exceeding 75% of the value of the building, it must be repaired or rebuilt in accordance with the new Land Use Bylaw. Correcting non-conformance ensures existing housing stock is maintained in perpetuity.



Address	Current Land Use District	Proposed Land Use District
10703 102 Street	R1 - Low Density Residential District	R2 - Medium Density Residential District
10719 102 Street	R1 - Low Density Residential District	R2 - Medium Density Residential District



Are there any other specific lands in Town that should be rezoned to retain or encourage housing?



Other Frequently Asked Questions

Where are the current Land Use Districts located?

The current Land Use Districts for Westlock can be found by looking at the Land Use Map (Appendix A of the Land Use Bylaw). Alternatively, you can also see the land use districts that apply to specific parcels using the Town's [Webmap](#).

How will the amendments to the Land Use Bylaw impact my property?

The proposed amendments may provide you with greater options for the future sale and development of your property. However, it is important to note that the changes will not impact your property, unless a development application is initiated with approval from the property owner. If no changes to the property are initiated, there is no impact to the use of your property by the amendments.

How will my feedback be used to finalize the proposed amendments?

Your feedback will be used to help Administration finalize the amendments to be considered by Council for adoption. This may include changes to the proposed amendments depending on the feedback received.

How can I have input on housing projects near my property before they are approved?

New projects that require a re-districting or a subdivision will involve a public engagement process where adjacent landowners within 100m of the property are notified of the proposal and are able to provide feedback prior to approval. These projects will be larger scale changes that may be a change from the typical development in your neighbourhood or could also include if new stages are proposed in growing areas (like Southview or Aspendale).

How will these amendments encourage housing development?

These amendments have been designed to remove roadblocks and challenges in developing housing in the current Land Use Bylaw by streamlining housing use classes and providing a smoother application process with surety to builders and developers. The amendments also balance the need to incentivize new housing projects, particularly on vacant or underutilized land, while protecting existing neighbourhood character and the impact on adjacent properties.



What's Next?

Following the closing of feedback collection on the proposed amendments, Administration will prepare a What was Said report for Council's consideration. The final proposed amendments will be presented as an amendment bylaw for Council to debate and consider for first reading. Should Council give the amendment bylaw first reading, a Public Hearing date will then be set.

Notification will be given to the public in a variety of forms and public will have the opportunity to provide feedback directly to Council through either written submission or by addressing Council at the Public Hearing. The Public Hearing will have options for both in-person and virtual attendance.

Following the Public Hearing, Council will consider and debate the amendment bylaw further and may choose to give the bylaw second and third readings. They may also choose to amend the bylaw or defeat the bylaw at this time.



Get Involved

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Do the lot widths and numbers of units per parcel make sense for each Land Use District?

Are there any limitations you foresee with the building and development of your property as a result of these changes?





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Theme 4: Parking Requirements

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Theme 5: Non-Conforming Properties

Are there any other specific lands in Town that should be rezoned to retain or encourage housing?

Questions?

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