

**BEING A BYLAW OF THE TOWN OF WESTLOCK IN THE PROVINCE OF ALBERTA
TO AMEND CONSOLIDATED LAND USE BYLAW 2022-12 TO ADDRESS BARRIERS
TO AND ENCOURAGE HOUSING DEVELOPMENT IN WESTLOCK.**

WHEREAS the Town of Westlock sees it desirable to amend Consolidated Land Use Bylaw 2022-12 as it affects certain lands.

NOW THEREFORE, the Municipal Council of the Town of Westlock in the Province of Alberta, duly assembled, in accordance with the Municipal Government Act, C.M-26, RSA 2000, as amended, HEREBY ENACT AS FOLLOWS:

1. That Consolidated Land Use Bylaw 2022-12 is hereby amended by:

a. **Replacing** – within Section 6: Definitions:

DWELLING, ROW HOUSING means a building that includes three (3) or more dwelling units which are located one beside the other, with at least one common wall between each unit, and each unit having a separate exterior entrance.

with

DWELLING, MULTI-ATTACHED means a building that includes three (3) or more dwelling units which are separated by at least one common wall between each unit, and each unit having a separate exterior entrance. The dwelling unit(s) may be located entirely on one lot, or each unit located on individual lots.

b. **Removing** – within Section 6: Definitions:

DWELLING, STACKED ROW HOUSING means a building that includes three (3) or more dwelling units arranged two deep, either vertically so that dwelling units are placed over others or horizontally so that dwelling units are attached at the rear as well as at the side. Each dwelling unit shall have separate and individual access, not necessarily directly to grade, provided that no more than two dwelling units may share access to grade.

c. **Adding** – within Section 6: Definitions:

ESTABLISHED NEIGHBOURHOOD means 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

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architecture, or any other neighbourhood characteristics deemed significant by the Development Authority.

and

INFILL DEVELOPMENT means the development of new housing or other buildings on scattered, vacant sites in established neighbourhoods.

- d. **Replacing** – Table 7.3A: Minimum Parking Requirements for Residential Uses within Section 7 – Parking and Loading Requirements with:

TABLE 7.3A	Minimum Parking Requirements for Residential Uses
USE CLASS	MINIMUM NUMBER OF PARKING SPACES
Assisted Living Facility	1 space per 4 units. 1 guest space per every 5 units.
Assisted Living Facility, Limited	1 space per 3 units. 1 space per staff member.
Bed and Breakfast	1 space per guest room. 2 spaces for the principal dwelling.
Dwelling, Apartment Dwelling, Stacked Row Housing	1 space per Bachelor unit. 1 space per 1 Bedroom unit. 2 spaces per 2 or more Bedroom units. 1 guest space per every 5 7 units.
Dwelling, Multi-Attached	2 spaces per dwelling unit, if each unit is located on individual lots. 1.5 spaces per dwelling unit, if all units are located on a single lot.
Dwelling Single- Detached Dwelling, Semi-Detached	2 spaces per dwelling unit. Spaces may be in tandem.

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Dwelling, Manufactured Home	
Dwelling, Manufactured Home (within a Manufactured Home Park)	2 spaces per dwelling unit. 1 guest space per every 5 units.
Garage Suite Garden Suite Secondary Suite	1 space per suite, in addition to the parking requirements for the principal dwelling. Parking may be in tandem with the spaces for the principal dwelling.

- e. **Replacing** – Subsection 9.6.2 within Section 9 – Residential Land Use Districts with:

9.6.2 In addition to the provisions of Section 6.13 General Landscaping Requirements, the following shall apply to all multi-unit housing developments of 6 or more units:

- f. **Adding** – within Section 9 – Residential Land Use Districts:

RESIDENTIAL INFILL DEVELOPMENT

9.7 RESIDENTIAL INFILL DEVELOPMENT STANDARDS

9.7.1 Infill development should be designed to reflect the established character of the neighbourhood through similar massing, scale, foundation height, roof lines, architectural details, or building materials.

9.7.2 To maximize an infill development's integration with the existing neighbourhood, buildings with multiple units should incorporate fundamental design elements found within the neighbourhood.

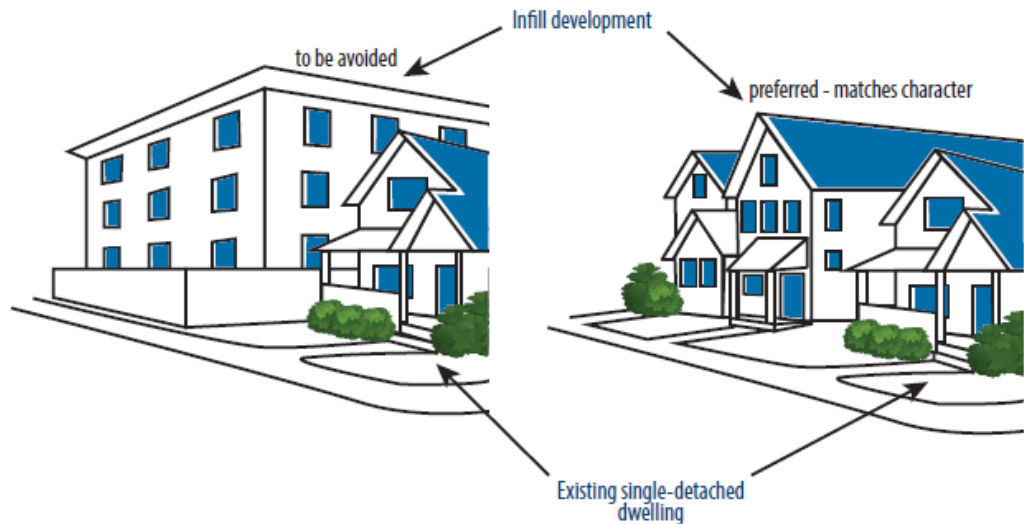


Figure 9.7a: Infill Development Building Design

9.7.3 Infill development should be designed to minimize the impact on existing adjacent dwellings, including:

- a) Buildings should be designed to limit the real or perceived height difference between adjacent properties;
- b) Buildings should be located to minimize the amount of shadow cast onto the amenity space of adjacent properties;
- c) The primary entrance to each dwelling unit should face the same direction as the majority of the other dwellings in the vicinity; and
- d) The privacy of adjacent properties shall be respected through the appropriate placement of windows, decks, and any other feature that may infringe upon the privacy of a neighbouring dwelling.

9.7.4 The Development Authority may impose additional conditions to ensure development is sensitive to the scale, form, and character of the neighbourhood, with special consideration given to the transition to existing adjacent dwellings.

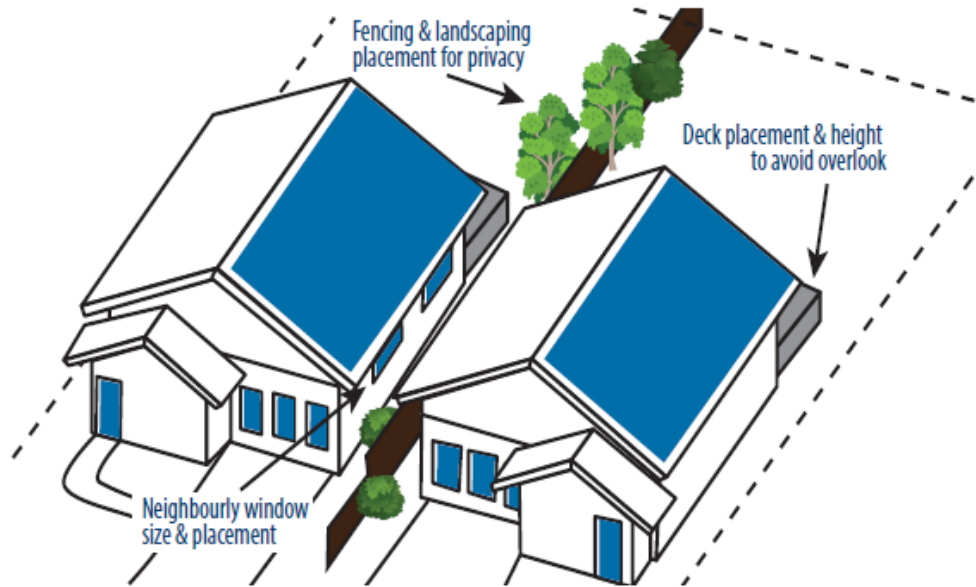


Figure 9.7b: Infill Development Site Design

9.7.5 Special consideration should be given to building locations to ensure setbacks of infill development are compatible with the character of the neighbourhood, specifically the front yard setbacks in comparison to the existing adjacent dwellings.

9.7.6 The number and width of accesses from the public street should be limited and driveways shared where possible in order to maintain on-street parking.

9.7.7 Existing mature soft landscaping should be retained to the extent possible and planting of additional soft landscaping is encouraged to maintain and enhance the existing tree canopy.

- g. **Replacing** – Subsection 9.8.1 within Section 9.8: R1 – Low Density Residential District:

9.8.1 R1 PURPOSE

The purpose of this District is to allow for low density residential development and associated supporting uses on primarily large lots in low density neighbourhoods.

- h. **Removing** – as a Discretionary Use within Subsection 9.8.2 c) R1
Discretionary Uses:
Dwelling, Semi-Detached
- i. **Adding** – as a Permitted Use within Subsection 9.8.2 b) R1 Permitted Uses:
Dwelling, Semi-Detached
- j. **Replacing** – within Subsection 9.8.3: R1 Lot Subdivision Standards:
b) Lot Depth 30.0m (98.4ft) minimum
- k. **Replacing** – within Subsection 9.8.4: R1 Lot Development Standards:
h) Density 2 dwelling units per lot maximum, achieved by one of
the following:
A single-detached dwelling and one (1) suite of any type
A semi-detached dwelling
- l. **Removing** – from within Subsection 9.8.5 a):
“single-detached”
- m. **Replacing** – from within Subsection 9.8.5: Additional Development
Regulations for R1:
b) Semi-detached dwelling developments shall be designed with regard
for the:
- n. **Removing** – from within Subsection 9.8.5 b) ii.:
“The”
- o. **Adding** –within Section 9: Residential Land Use Districts:

9.9 R1-B - LOW DENSITY VARIABLE RESIDENTIAL DISTRICT

9.9.1 R1-B PURPOSE

The purpose of this District is to allow for low density residential building forms on lots of varying sizes in low density residential neighbourhoods.



Figure 9.9a: Example R1-B Building Forms

9.9.2 R1-B PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.9.2 b) and c) and shall ensure:

- i. Only one Secondary Suite; Garage Suite, or Garden Suite is permitted per lot.

b) R1-B PERMITTED USES	c) R1-B DISCRETIONARY USES
Day Home	Assisted Living Facility, Limited
Dwelling, Single-Detached	Bed and Breakfast
Dwelling, Semi-Detached	Child Care Facility
Garage Suite	Home Business
Garden Suite	Show Home
Home Office	Temporary Sales Centre
Public Utility	
Renewable Energy Device, Limited	
Secondary Suite	
Accessory development to any use listed in subsection 9.9.2 b) or c)	

9.9.3 R1-B LOT SUBDIVISION STANDARDS

	INTERIOR LOT	CORNER LOT
a) Lot Width	Single-Detached Dwellings	
	11.0m (36.1 ft) minimum	13.0m (42.7 ft) minimum
	Semi-Detached Dwellings	
	8.0m (26.2ft) minimum	10.0m (32.8ft) minimum
b) Lot Depth	30.0m (98.4ft) minimum	
c) Lot Area	Single-Detached Dwellings	
	330.0m ² (3,552.1ft ²) minimum	
	Semi-Detached Dwellings	
	240.0m ² (2,583.3ft ²) minimum	

9.9.4 R1-B DEVELOPMENT STANDARDS

	INTERIOR LOT	CORNER LOT	
a) Front Setback	6.0m (19.7ft) minimum	Front	6.0m (19.7ft) minimum
		Flanking	3.0m (9.8ft) minimum
b) Side Setback	1.2m (3.9ft) minimum		
c) Rear Setback	7.5m (24.6ft) minimum		
d) Height	Principal Building: Two (2) storeys, 10.0m (32.8ft) maximum		
e) Lot	40% maximum for principal building		

Coverage	50% maximum for all buildings and structures
f) Density	2 dwelling units per lot maximum, achieved by one of the following:
	A single-detached dwelling and one (1) suite of any type
	A semi-detached dwelling

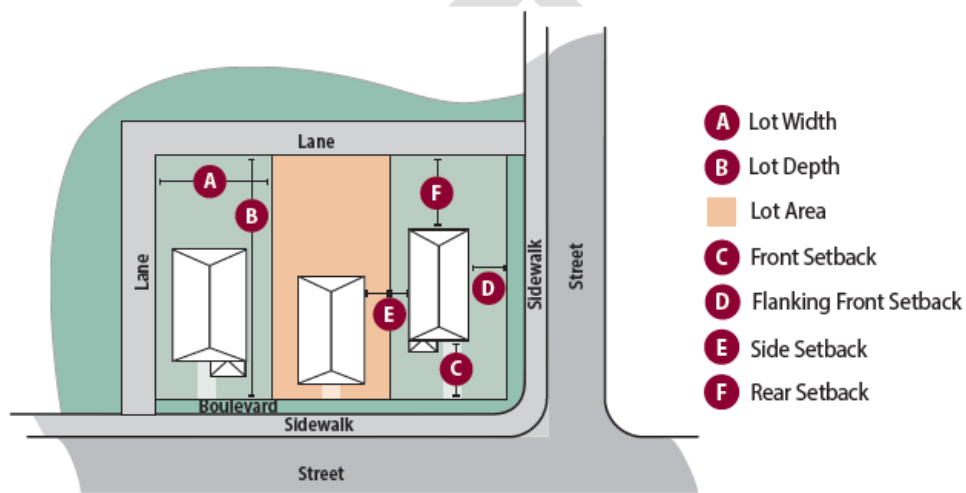


Figure 9.9b: R1-B Subdivision and Development Standards

9.9.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR R1-B:

a) Development of dwellings where no lanes are provided must include provision for the future development of a garage, either attached or detached, and access to it.

b) All development and uses within this Land Use District are subject to the applicable provisions of Part 6 – General Regulations for all Land Use Districts, Part 7 – Parking and Loading Standards, Part 8 – Sign Regulations, and Sections 9.1 to 9.7 of Part 9 – Residential Land Use Districts.

- p. **Replacing** – Subsection 9.10.1 in Section 9.10: R2 – Medium Density Residential District:

9.10.1 R2 PURPOSE

The purpose of this District is to allow for a variety of medium-density residential land uses.

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- q. **Removing** – as a Discretionary Use within Subsection 9.10.2 c) R2
Discretionary Uses:
Dwelling, Manufactured Home
- r. **Removing** – as a Permitted Use within Subsection 9.10.2 b) R2 Permitted Uses:
Dwelling, Stacked Row Housing
- s. **Replacing** – as a Permitted Use within Subsection 9.10.2 b) R2 Permitted Uses:
“Dwelling, Row Housing” with “Dwelling, Multi-Attached”
- t. **Replacing** – Subsections 9.10.3 a) through c) within Section 9.10: R2 – Medium Density Residential District with:

	INTERIOR LOT	CORNER LOT
a) Lot Width	10.0m (32.8 ft) minimum	12.0m (39.3 ft) minimum
b) Lot Depth	30.0m (98.4 ft) minimum	
c) Lot Area	300.0m ² (3,229.2 ft ²) minimum	

- u. **Replacing** – within Subsection 9.10.4 d) Height:
“Two and a half (2 1/2)” with “Three (3)”
- v. **Replacing** – within Subsection 9.10.4 f) Density:
“50” with “70”
- w. **Replacing** – within Subsection 9.10.5 b):
“row housing or stacked row-housing” with “multi-attached dwellings”
- x. **Replacing** – within Subsection 9.10.5 c):
“semi-detached, row housing, or stacked row-housing” with “all”
- y. **Replacing** – within Subsection 9.10.5 d):
“row housing and stacked row-housing” with “multi-attached dwelling”

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- z. **Replacing** – within Subsection 9.11.1 in Section 9.11: R3 – High Density Residential District:
 “row-housing, stacked-row housing” with “multi-attached dwellings”
- aa. **Removing** – as a Permitted Use within Subsection 9.11.2 b) R3 Permitted Uses:
 Dwelling, Stacked Row Housing
- bb. **Replacing** – as a Permitted Use within Subsection 9.11.2 b) R3 Permitted Uses:
 “Dwelling, Row Housing” with “Dwelling, Multi-Attached”
- cc. **Replacing** – Subsections 9.11.3 a) through c) within Section 9.11: R3 – Medium Density Residential District with:

	INTERIOR LOT OR CORNER LOT
a) Lot Width	At the discretion of the Development Authority
b) Lot Depth	At the discretion of the Development Authority
c) Lot Area	700.0m ² (7,534.7ft ²)

- dd. **Replacing** – within Subsection 9.11.4 e) Lot Coverage:
 “40%” with “50%”
 and
 “50%” with “60%”
- ee. **Replacing** – within Subsection 9.11.4 f) Density:
 “80” with “100”
- ff. **Replacing** – within Subsection 9.11.5 a):
 “apartment, row housing or stacked row-housing dwellings” with “apartments and multi-attached dwellings”
- gg. **Replacing** – within Subsection 9.10.5 d):
 “row-housing and stacked row-housing” with “multi-attached dwelling”

hh. **Replacing** – within Subsection 9.10.5 h):

“Row-housing and stacked row-house buildings” with “Multi-attached dwellings”

ii. **Removing** – as a Permitted Use within Subsection 9.12.2 b) RMM Permitted Uses:

Dwelling, Stacked Row Housing

jj. **Replacing** – as a Permitted Use within Subsection 9.12.2 b) RMM Permitted Uses:

“Dwelling, Row Housing” with “Dwelling, Multi-Attached”

kk. **Replacing** – within Subsection 9.12.4 f) Density:

“50” with “70”

ll. **Replacing** – Subsection 9.13.1 in Section 9.13: RE – Estate Residential District:

9.10.1 RE PURPOSE

The purpose of this District is to provide for single-detached residential development on oversized lots.

mm. **Replacing** – within Subsection 9.13.4: RE Development Standards:

f) Density 1 principal dwelling unit and 1 suite per lot

nn. **Replacing** – within Subsection 9.14.4: RMH-1 Development Standards:

f) Density 1 dwelling unit and 1 suite per lot

oo. **Removing** – as a Permitted Use within Subsection 9.16.2 b) R-NC Permitted Uses:

Dwelling, Stacked Row Housing

pp. **Replacing** – as a Permitted Use within Subsection 9.16.2 b) R-NC Permitted Uses:

“Dwelling, Row Housing” with “Dwelling, Multi-Attached”

qq. **Replacing** – Appendix A: Land Use Map in its entirety, with the attached “Appendix A: Land Use Map”.

2. That this Bylaw is cited as "Consolidated Land Use Bylaw 2022-12, Amendment Bylaw 2025-07".
3. That this Bylaw shall come into force and effect on the date of the passing of the third and final reading.

READ a first time this 12 day of May 2025.

PUBLIC HEARING held this day of 2025.

READ a second time this day of 2025.

READ a third and final time and passed this day of 2025.

Signed by Mayor and CAO this day of 2025.

Jon Kramer, MAYOR

Simone Wiley, CAO