

LAND USE BYLAW

Public Survey Results

March 21, 2022



PROJECT OVERVIEW

The Town of Westlock is reviewing and updating the Land Use Bylaw. Since Land Use Bylaw No. 2015-02's adoption by Council in 2015, Administration has compiled a list of revisions to correct errors, gaps and other issues that have been identified through practical application. The goal of this update will be to create a new Land Use Bylaw which will help Town residents, businesses and developers navigate development activities and processes with ease.

. In late 2021, Administration conducted comparator research and reviewed the current Land Use Bylaw to compile a list of revisions. Based on the findings, a working draft of the new Land Use Bylaw was created. The next step of the project is to engage the public for their feedback on the proposed changes, what is working, what should be changed, and what is missing from the Town's Land Use Bylaw. The feedback from the public will be used to shape the final version of the new Land Use Bylaw.

Public engagement commenced with an online survey held from February 22 to March 11, 2022.

SURVEY OVERVIEW

The online survey was advertised on the Town's website and social media platforms as well as in the local newspaper. The Town also utilized two portable signs located behind the Museum and the Aquatic Centre to promote the survey.

The survey included questions regarding demographics, the current Land Use Bylaw, notification, mixed-use development, and specific contemplated changes or additions to the new Land Use Bylaw. A hard copy of the survey is included in Appendix B.

A total of 58 survey responses were received. The verbatim responses are included in Appendix A.

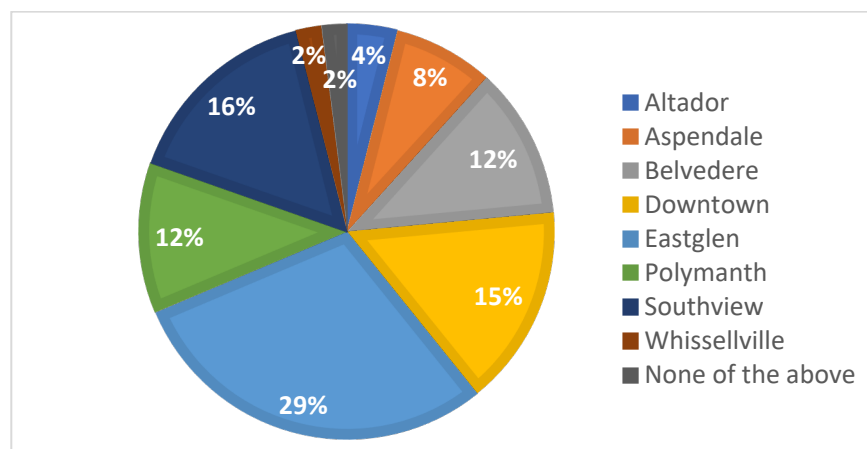


RESULTS SUMMARY

Part 1 – Demographics

The first five questions of the survey helped gauge the demographics of the survey respondents.

The majority of the survey respondents (87.9%) reside in the Town of Westlock. Of those who live in Westlock, at least one response from every neighbourhood was received.

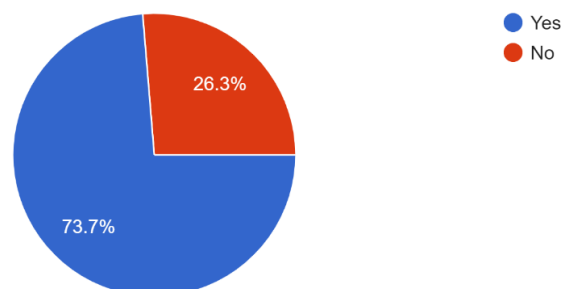


A notable selection (20.7%) of survey respondents also indicated that they own or operate a business in Westlock.

Part 2 – Land Use Bylaw Experiences

The next set of questions focused on the survey respondents' past experiences with the current Land Use Bylaw. The majority of the respondents (67.2%) had not previously used or consulted the Town's Land Use Bylaw. Of those that had, the majority found the Land Use Bylaw easy to use.

Did you find the Land Use Bylaw easy to use?
19 responses



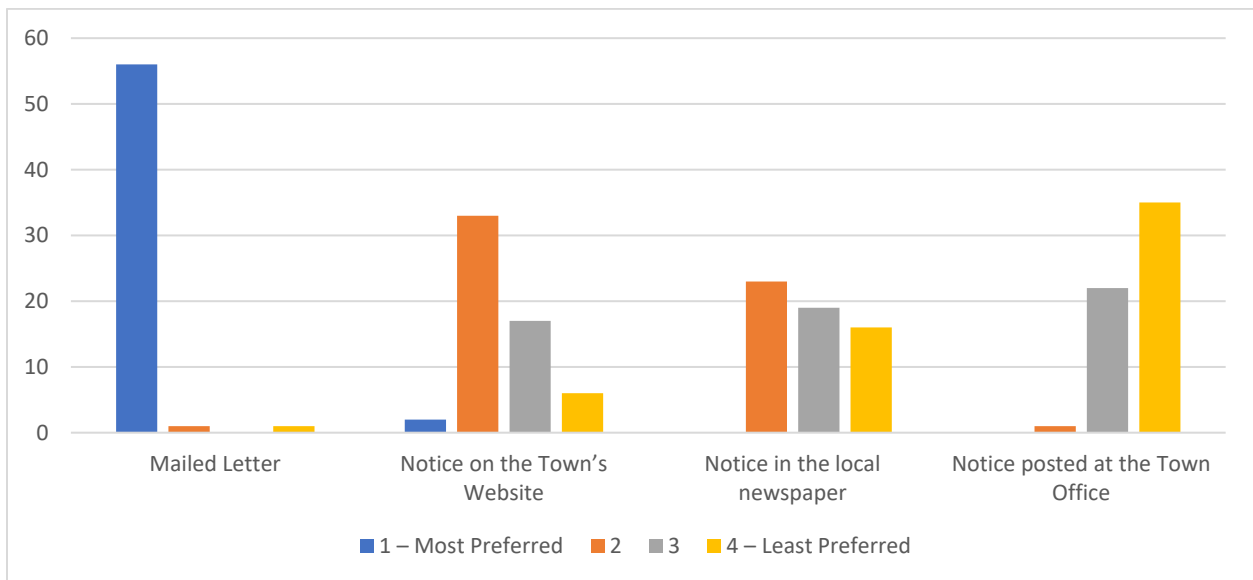


Those that experienced issues using the Land Use Bylaw felt it was difficult to navigate and hard to decipher or understand.

Part 3 – Notification

The survey asked respondents how they would like to be notified of development decisions near their home or business. Notification is required to be given to affected landowners when a development involving a variance or a discretionary use is approved.

Four options for notification were posed and were ranked by the respondents from 1 – Most preferred to 4 – Least Preferred.



The majority of respondents indicated that their most preferred option for notification was mailed letter and their least preferred was a notice posted at the Town Office.

Part 4 – Regulations

The remainder of the survey asked questions regarding the Land Use Bylaw's regulations both in general and in regards to specific changes or additions.

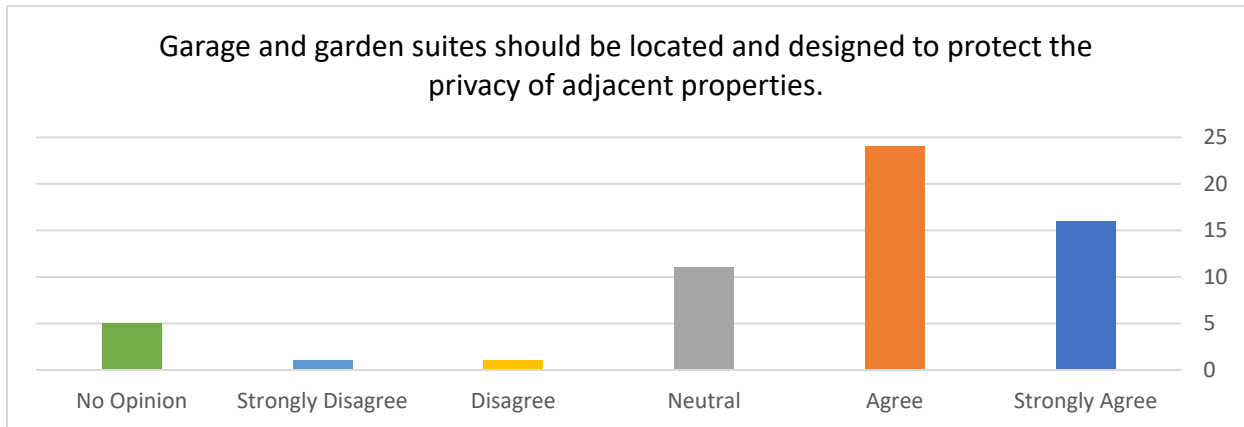
In general, respondents wanted regulations to allow more flexibility and encourage new business. It was also important to respondents that the regulations promote a variety of businesses. In the Town's residential areas, respondents emphasized the protection of residential property from adjacent uses and more flexibility in regulations such as lot coverage.



Development Regulations

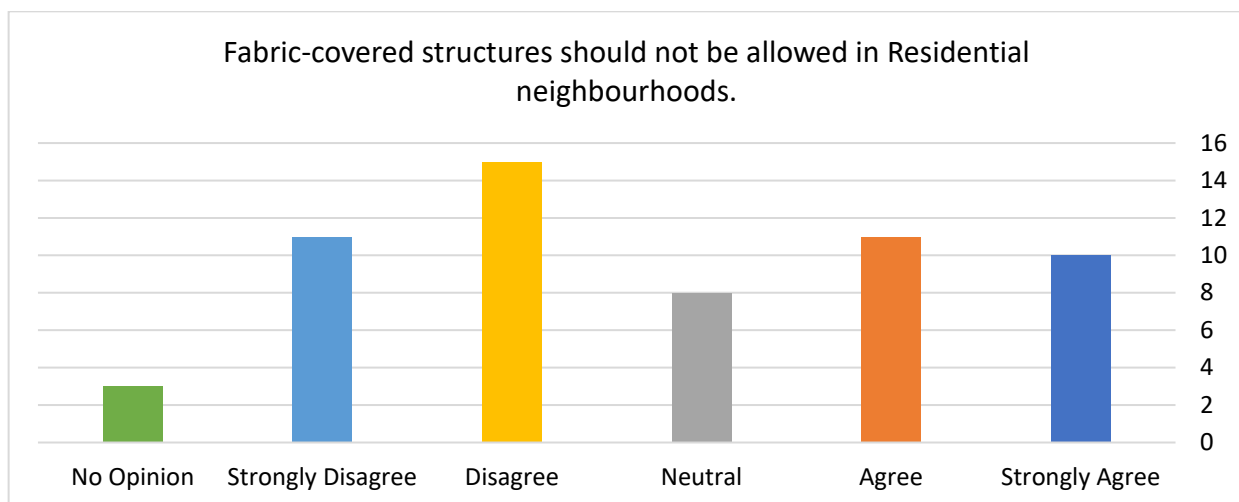
Respondents were asked to rate their level of agreement with a number of statements pertaining to regulations for specific types of development:

Garage and Garden Suites



69.0% of respondents either agreed or strongly agreed that garage and garden suites should be located in a way that does not impact the privacy of adjacent properties.

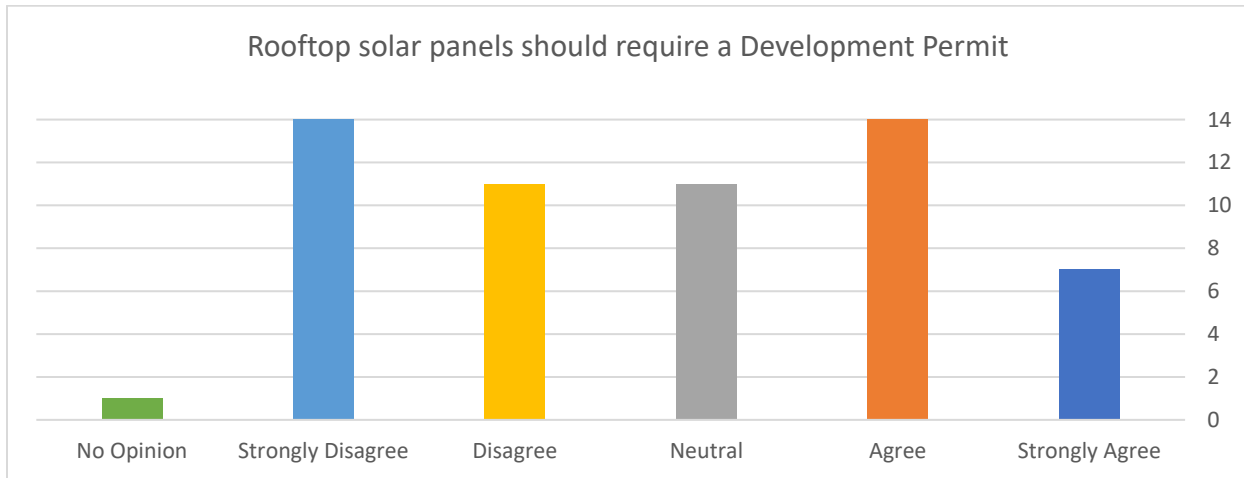
Fabric Covered Structures



Respondents were split on whether Fabric Covered Structures such as portable garages should not be allowed in Residential neighbourhoods with 37.9% agreeing that they should not be permitted, while 44.8% felt that they should.

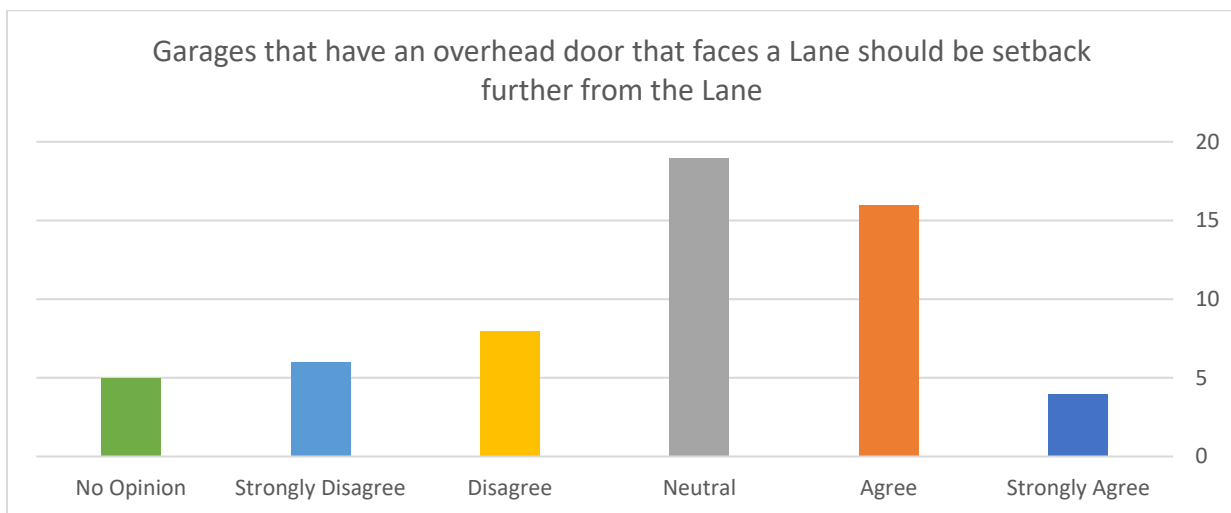


Roof-top Solar Panels



Respondents were also split on the topic of rooftop solar panels and whether or not they should require a Development Permit. A slight majority (43.1%) felt that they should not require a Development Permit.

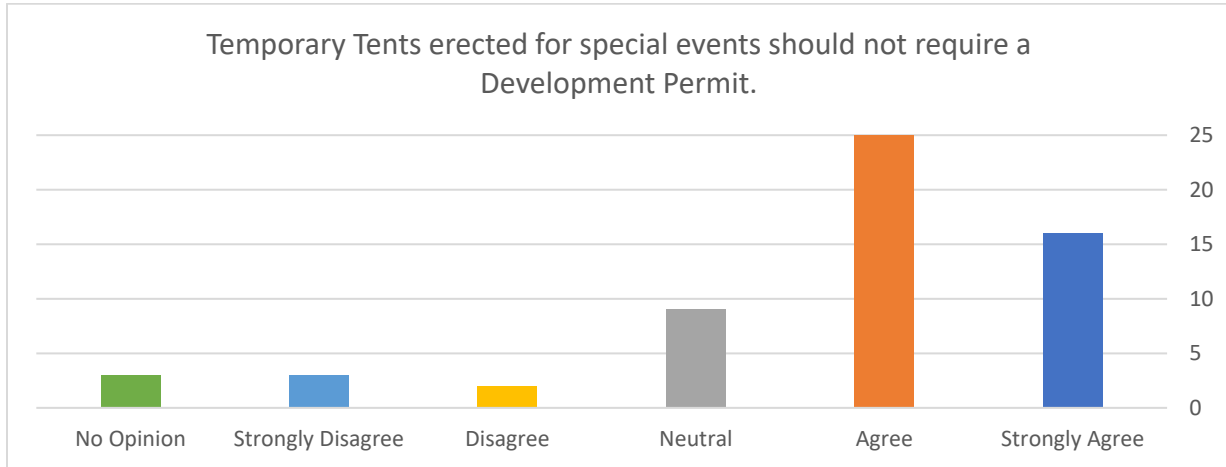
Garage Setbacks



Respondents were either neutral or in favor (34.5%) of Garages having a larger setback to the Lane if the garage's overhead door faces the Lane.

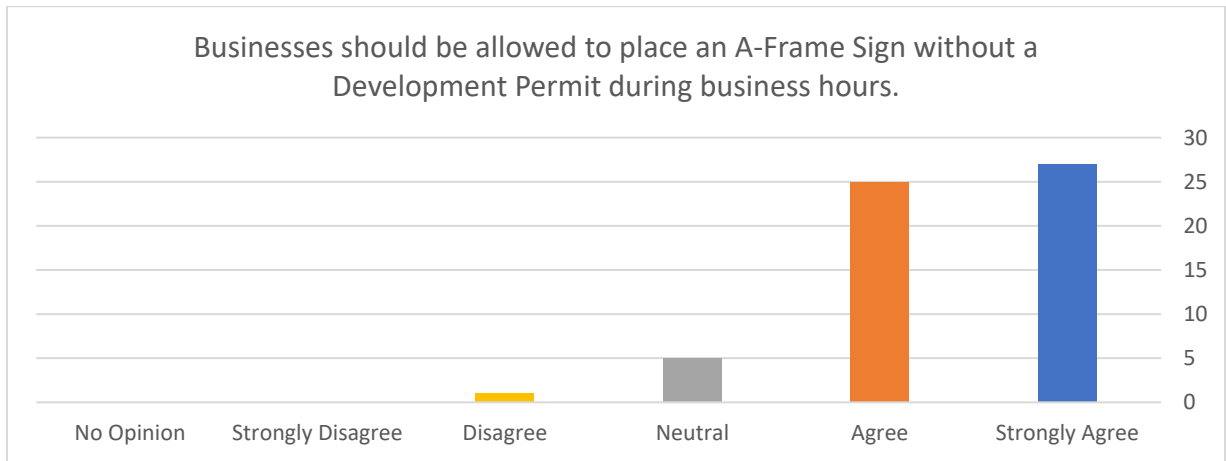


Temporary Tents



A clear majority of respondents (70.7%) were in agreement that Temporary Tents for special events should not require a Development Permit.

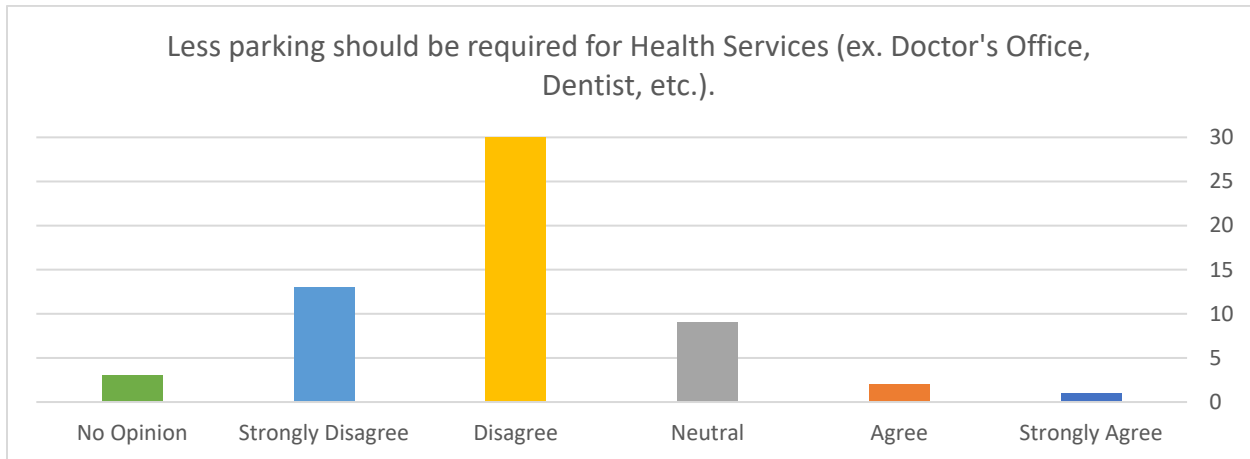
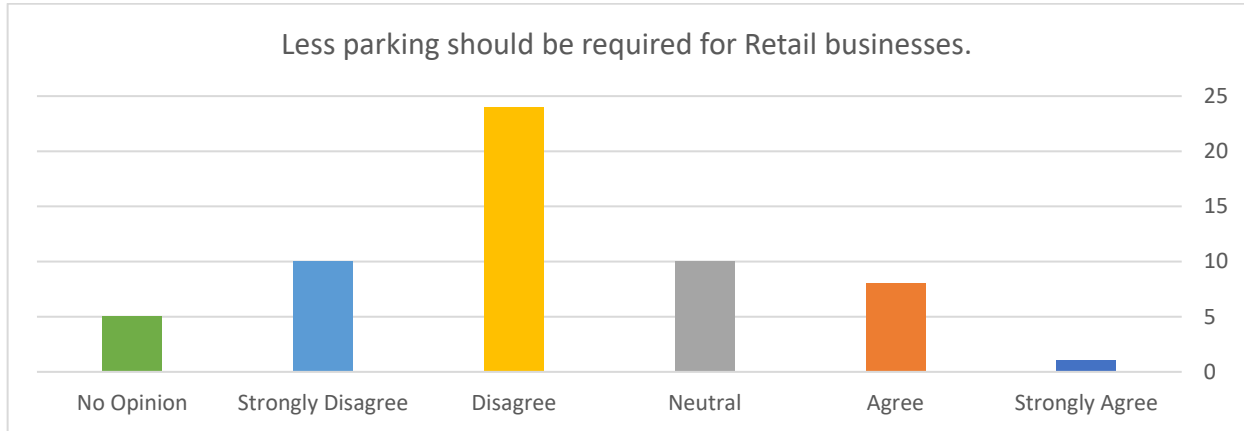
A-Frame Signs



All but 6 respondents either agreed or strongly agreed that a business should be able to place an A-Frame sign during business hours without a Development Permit.



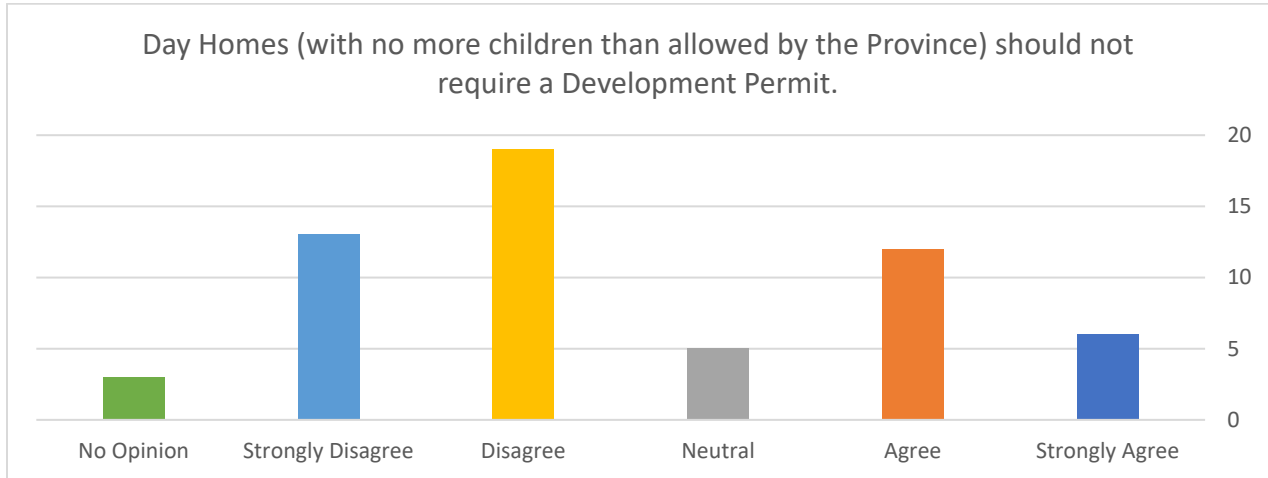
Parking (Retail & Health Service)



Respondents were not in favor of reducing parking for both Retail (58.6% disagree/strongly disagree) and Health Service (74.1% disagree/strongly disagree) uses.

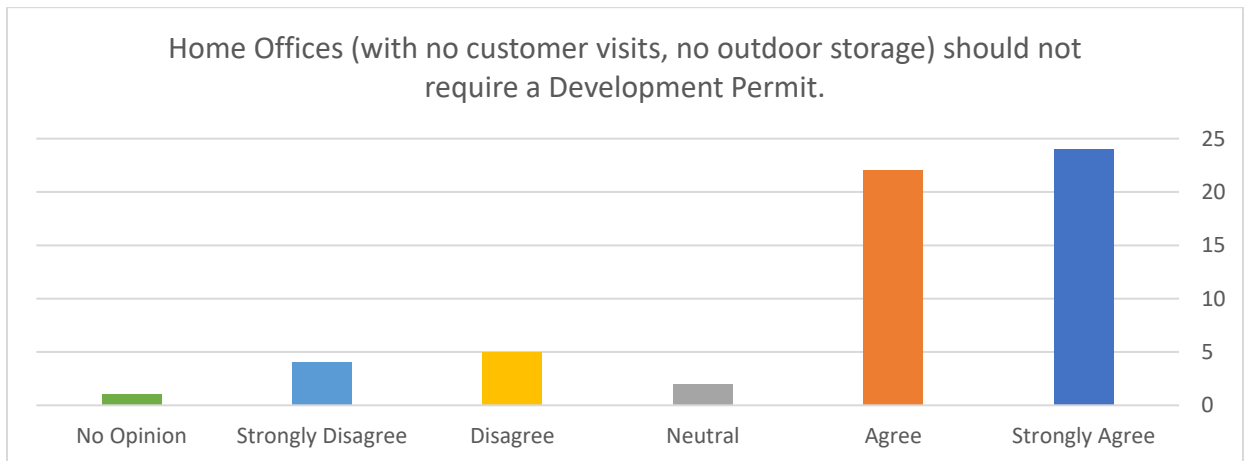


Day Homes



31.0% of respondents agreed that Day Homes should not require a permit, while 55.2% felt that they should require a Development Permit.

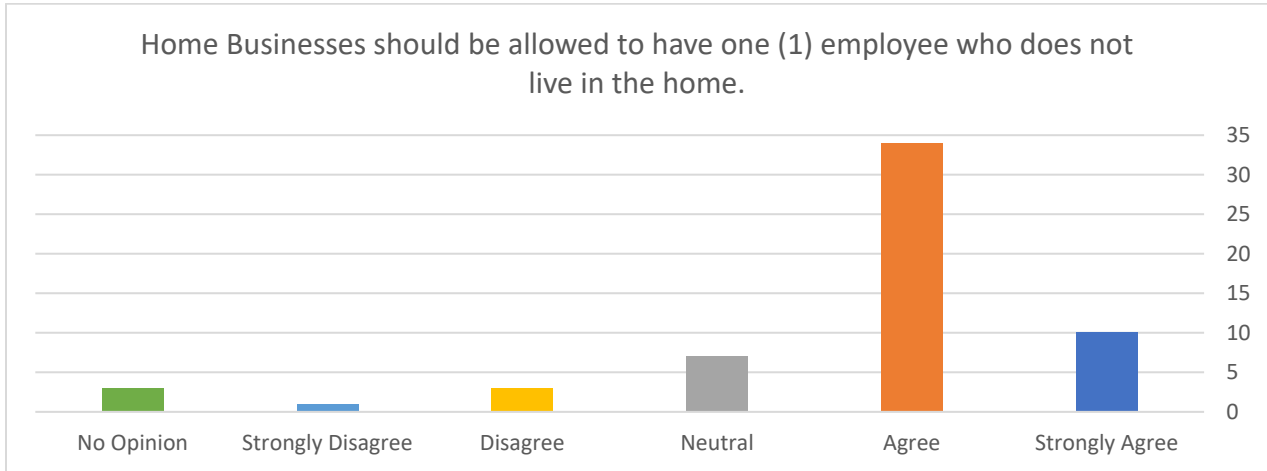
Home Offices



44 of 58 respondents indicated that they were in agreed or strongly agreed that Home Offices should not require a Development Permit.

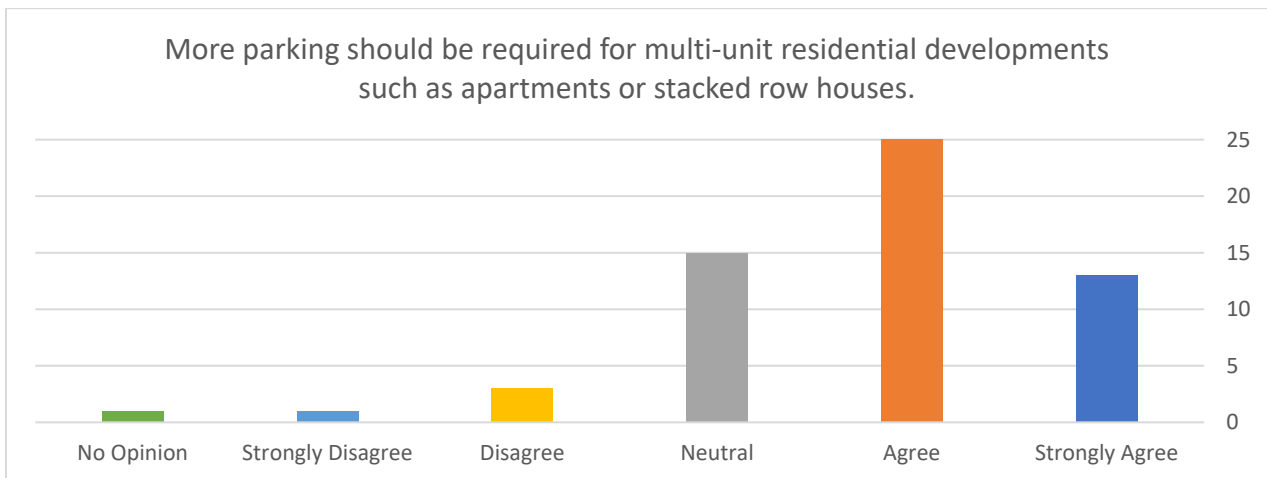


Home Businesses



Respondents were also in clear agreement (75.9% agree/strongly agree) that Home Businesses should be allowed to have one employee who does not live in the home.

Multi-Unit Residential Parking



Respondents were in favor an increase in parking for multi-unit residential developments such as apartments or stacked row housing, with 65.5% either agreeing or strongly agreeing with the increase.



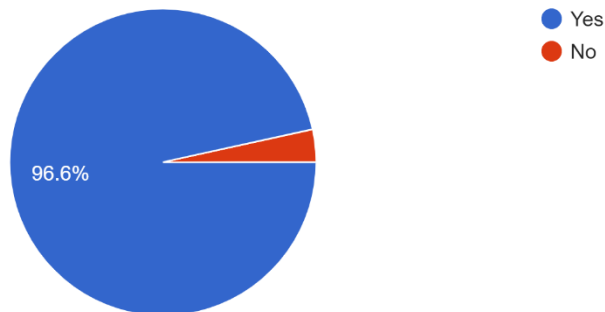
New Development Types

Respondents were also asked whether the Town should allow new types of Development in the Land Use Bylaw. Many of the respondents endorsed the additions of Breweries, Wineries, and Distilleries (82.1%), Pet Care Services (76.9%), and Renewable Energy Devices (56.4%).

Mixed-Use Development

Respondents were also asked for their thoughts on adding more opportunities for mixed-use development to the Land Use Bylaw. All but 2 respondents were in favor of providing more opportunities through Land Use Bylaw.

Should the Land Use Bylaw include opportunities for more mixed-use development? (ex. Retail on the ground floor of an Apartment or a quick-service restaurant in a Recreation Centre)
58 responses



When asked for further comments, respondents noted that mixed use development would be acceptable if sufficient on-site parking was provided and if the uses allowed did not create noise or excessive traffic to nearby residents. The Town’s Downtown was highlighted as an ideal location for more mixed-use development.

Other Suggested Changes & Additions

To close the survey, respondents were asked to share any additional changes or additions that they would like to see be made to the Land Use Bylaw. Some of the comments received included allowing for higher fencing, ensuring adequate parking was required for future development, more flexibility for home renovations, ensuring regulations remain business friendly.



APPENDIX A: SURVEY RESULTS

Land Use Bylaw Update Survey (58 responses)

February 22 – March 11, 2022

Question 1 – Do you live in Westlock?

Options:

Yes 51

No 7

Question 2 – If you answered yes to Question 1, which neighborhood do you live in?

Options:

Altador 2

Aspendale 4

Belvedere 6

Downtown 8

Eastglen 15

Polymanth 6

Southview 8

Whissellville 1

Other 1

Question 3 – If you live in Westlock, do you own your home or rent?

Options:

Own 48

Rent 3



Question 4 – Apart from your home, do you own land or a building in Westlock?

Options:

Yes 7

No 51

Question 5 – Do you own or operate a business in Westlock?

Options:

Yes 12

No 46

Question 6 – Have you previously used or consulted the Town’s Land Use Bylaw?

Options:

Yes 19

No 39

Question 7 – If you answered yes to Question 6, did you find the Land Use Bylaw easy to use?

Options:

Yes 14

No 5

Question 8 – If you answered no to Question 7, can you describe what issues you experienced?

- Difficult to navigate
- Hard to decipher what is commercial, Light industrial, highway commercial in certain areas
- Hard to find answers with such a large document
- Difficult finding answers regarded land permit

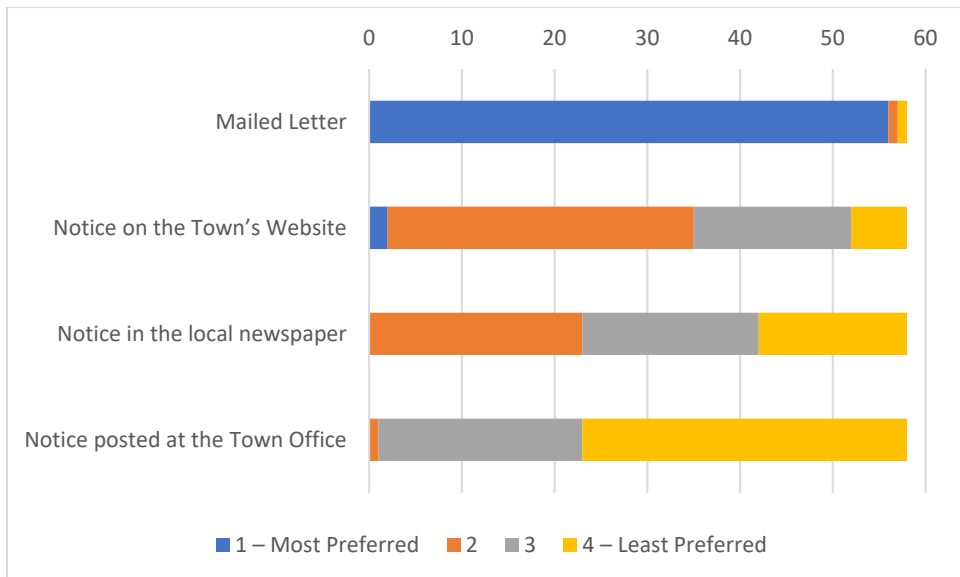


- To many overlapping rules, rules for the rules are just waist of time rules. Do you understand the rule? Or are the rules about the rules confusing?

Question 9 – If a new development that involved a regulation being relaxed or a use that could affect the use and enjoyment of your property was approved beside or near your home or business, how would you prefer to be notified?

Please rank your preferences, 1 being the most preferred and 4 being the least.

Answer Choices	Mailed Letter	Notice on the Town’s Website	Notice posted at the Town Office	Notice in the local newspaper
1 – Most Preferred	56	2		
2	1	33	1	23
3		17	22	19
4 – Least Preferred	1	6	135	16



Question 10 – Are there certain types of development you think can be regulated differently in Westlock?

- No
- No
- Businesses
- Commercial



- B
- Not at this time
- Flexibility to encourage development whether commercial or residential
- Should not take so long to get a variance the MPC should meet more regularly
- Basement suites
- no
- My only concern is with the amount of junk (old cars etc.) that is currently allowed to accumulate on residential lots seriously affecting the property value of the neighborhood.
- I think the Town does a pretty good job being fair and open minded. More cooperative today then ten years ago
- no
- No
- Consideration and action needs to given on how the development affects the adjacent residential areas, far too many times development occurs and negatively impacts the resident. The resident seems to have very limited recourse, especially when the development permit is not followed.
- yes, a development that would benefit the community may need some different direction
- Agree with regulations
- I don't know
- No
- no
- Yes
- No answer
- Industry, Commercial, and residential
- n/a
- yes
- Residential Development
- Yes
- No
- No
- The amount of business of the same type
- Ok
- Not sure
- Too many fast food chain type restaurants
- Land vs building ratio. Like to be able to build and use my land effectivly for personallity.
- Yes the sign bylaws
- Those near residential should have their own by laws



- No I don't believe so
- Not sure
- No
- Not that I can think of
- No
- An outdoor splash park could be a higher priority
- Simplify, unattached on grade should be larger than 107 sf a deck is 150 sf same for greenhouse. 107 TOO SMALL!!!
- No
- The downtown area should be updated. Made to look more welcoming.
- No
- not at this time
- no
- No
- New business
- Unsure
- No
- yes
- None come to mind
- Nothing I can think of.
- Not at this time. My experience has been excellent.
- .
- do not be so harsh on new business try to start in town

Question 11 – Please rate your level of agreement with the following statements:

Garage and garden suites should be located and designed to protect the privacy of adjacent properties.

Answer Choices	Responses	
Strongly Agree	27.6%	16
Agree	41.4%	24
Neutral	19.0%	11
Disagree	1.7%	1
Strongly Disagree	1.7%	1
No Opinion	8.6%	5



Fabric-covered structures should not be allowed in Residential neighbourhoods.

Answer Choices	Responses	
Strongly Agree	17.2%	10
Agree	19.0%	11
Neutral	13.8%	8
Disagree	25.9%	15
Strongly Disagree	19.0%	11
No Opinion	5.2%	3

Rooftop solar panels should require a Development Permit

Answer Choices	Responses	
Strongly Agree	12.1%	7
Agree	24.1%	14
Neutral	19.0%	11
Disagree	19.0%	11
Strongly Disagree	24.1%	14
No Opinion	1.7%	1

Garages that have an overhead door that faces a Lane should be setback further from the Lane

Answer Choices	Responses	
Strongly Agree	6.9%	4
Agree	27.6%	16
Neutral	32.8%	19
Disagree	13.8%	8
Strongly Disagree	10.3%	6
No Opinion	8.6%	5

Temporary Tents erected for special events should not require a Development Permit.

Answer Choices	Responses	
Strongly Agree	27.6%	16
Agree	43.1%	25
Neutral	15.5%	9
Disagree	3.45%	2
Strongly Disagree	5.2%	3
No Opinion	5.2%	3



Businesses should be allowed to place an A-Frame Sign without a Development Permit during business hours.

Answer Choices	Responses	
Strongly Agree	46.6%	27
Agree	43.1%	25
Neutral	8.6%	5
Disagree	1.7%	1
Strongly Disagree	0.0%	0
No Opinion	0.0%	0

Less parking should be required for Retail businesses.

Answer Choices	Responses	
Strongly Agree	1.7%	1
Agree	13.8%	8
Neutral	17.2%	10
Disagree	41.4%	24
Strongly Disagree	17.2%	10
No Opinion	8.6%	5

Less parking should be required for Health Services (ex. Doctor's Office, Dentist, etc.).

Answer Choices	Responses	
Strongly Agree	1.7%	1
Agree	3.4%	2
Neutral	15.5%	9
Disagree	51.7%	30
Strongly Disagree	22.4%	13
No Opinion	5.2%	3

Day Homes (with no more children than allowed by the Province) should not require a Development Permit.

Answer Choices	Responses	
Strongly Agree	10.3%	6
Agree	20.7%	12
Neutral	8.6%	5
Disagree	32.8%	19
Strongly Disagree	22.4%	13
No Opinion	5.2%	3



Home Offices (with no customer visits, no outdoor storage) should not require a Development Permit.

Answer Choices	Responses	
Strongly Agree	41.4%	24
Agree	37.9%	22
Neutral	3.4%	2
Disagree	8.6%	5
Strongly Disagree	6.9%	4
No Opinion	1.7%	1

Home Businesses should be allowed to have one (1) employee who does not live in the home.

Answer Choices	Responses	
Strongly Agree	17.2%	10
Agree	58.6%	34
Neutral	12.1%	7
Disagree	5.2%	3
Strongly Disagree	1.7%	1
No Opinion	5.2%	3

More parking should be required for multi-unit residential developments such as apartments or stacked row houses.

Answer Choices	Responses	
Strongly Agree	22.4%	13
Agree	43.1%	25
Neutral	25.9%	15
Disagree	5.2%	3
Strongly Disagree	1.7%	1
No Opinion	1.7%	1

Question 12 – Are there any types of Development that the Town does not currently allow that you would like to see added to the Land Use Bylaw? (Check all that apply)

Options:

- Breweries, Wineries, Distilleries 32
- Renewable Energy Devices (ex. Solar Panels, Wind Farms) 22



Pet Care Services (ex. Doggy Daycare)	30
Other (please specify):	3
▪ Walmart	
▪ Any business that may be disruptive to the environment/people around them	
▪ Splash park	

Question 13 – Should the Land Use Bylaw include opportunities for more mixed-use development? (ex. Retail on the ground floor of an Apartment or a quick-service restaurant in a Recreation Centre)

Options:

Yes 56

No 2

Question 14 – Do you want to share any comments about mixed-use development?

- No
- Great way to keep downtown vibrant is to have some nice housing with retail/gym/services downstairs
- Provided sufficient parking is available, all noise and traffic of development must be addressed and residential areas needs to be heard.
- Not at this time.
- No
- No answer
- No comments
- No businesses that would disturb the peace of the neighbors eg. bars nightclubs, or increase the noise and congestion in residential areas--perhaps housing in commercial areas.
- No
- Apartments above retail is OK, but like I said before there are already too many fast food restaurants in town
- Anything that encourages new businesses should be allowed
- Can Westlock please invest in a splash park!
- Yes
- They should have to add nice landscaping and bricks for sidewalks instead of cement sidewalks. They add beauty to the town.
- No



- not at this time
- No
- i believe this could add to the downtown core
- Parking should be added for customer use and a few spots for residents guest parking for the building.

Question 15 – Do you have any other suggested changes or additions you would like to see made to the Land Use Bylaw?

- No
- No
- No
- NO
- V
- The town use bylaw should only be in place to make sure that town residents and businesses are as free as possible to pursue their business alongside making sure that residents are able to enjoy their properties to their fullest. In addition, the bylaw should not put any more rules or regulations in place than are needed to ensure safety and enjoyment of its citizens. The town should also make sure to support current businesses in town as well as making it easy for new businesses to come to town to enhance the lives of or citizens. Protectionism should also not be a thing and the land use bylaw should not be used to restrict new businesses coming to town.
- None currently
- No
- .
- no
- No
- not at this time
- no
- No
- I finds the LUB interpretations vague, leaving the appellant in a difficult position, and have found the interpretations twisted in favour of the developer. The highway frontage development has become out of line, the Precision Design development has completely blocked the sky line, is extremely intrusive on the residents, the majority of construction, vehicles and workers are all using the 103 ave and not the highway for entrance. Is there a road use agreement for this or do all taxpayers share in the repair of the roads for this construction? The Town also insured the residents the majority of traffic will come off the highway, this has not occurred. Careful consideration should occur around these areas, if not why would any



resident want to live next to this? The down town area is already suffering and negative development will only hinder this area.

- no
- No
- no
- Not at this time.
- no
- No
- No answer
- No comments
- n/a
- No building of multi-family housing/ apartments without adequate parking.
- No
- No
- No
- No.
- No
- No
- No
- No
- Home owner renovations usually take significant time to complete.. this usually exceeds permit times. Scope of work often changes on the fly. Would be nice to be given extended periods with extra guidance on inspection requirements at set stages. More a "coles notes" version.
- Should be business friendly
- No
- No
- No
- No
- No
- No
- I would like to see a splash park
- Fence, when property behind is higher and leaves lights on 24/7 i need a 10' high back fence
- No
- Highway 18 and highway 44 - the medians need to be changed , not just cement with dandelions and weeds growing in them. They are not very welcoming sights to this town. Trees could be planted and some bricklaying done.
- No
- not at this time



- No
- No
- No
- Not sure
- Nah
- people should not be allowed to have large trees in there property that overtake there neighbours property
- No
- No
- Not at this time.
- more parks, more paved walking/bike trails connecting the town
- No



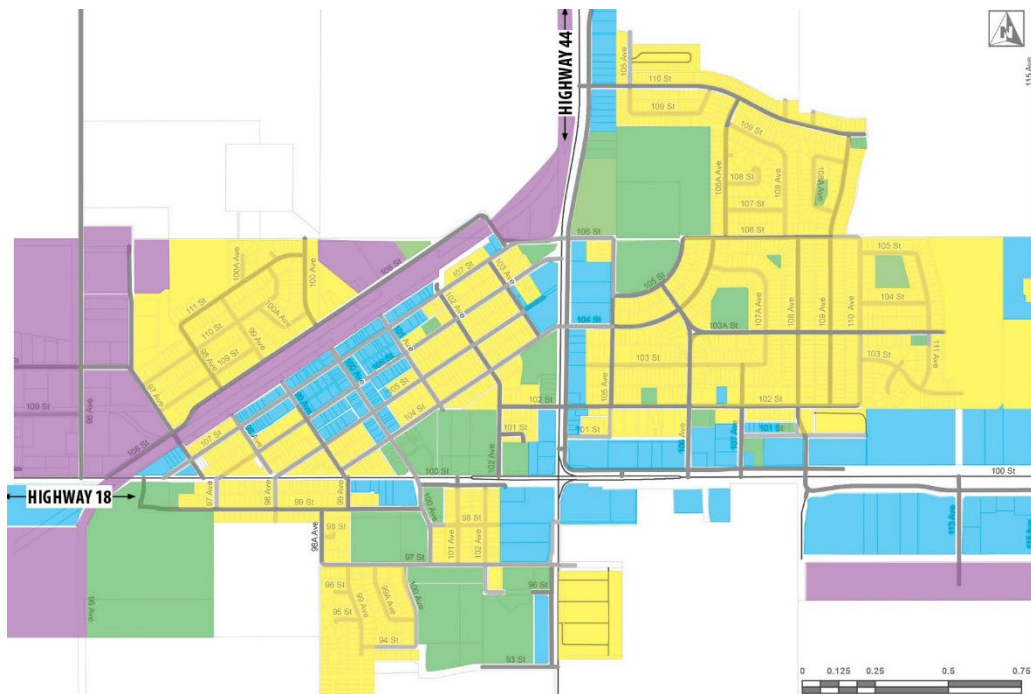
APPENDIX B: HARD COPY SURVEY

Town of Westlock Land Use Bylaw Update

The Town of Westlock is working on updating Westlock's Land Use Bylaw. Our focus is to ensure the Land Use Bylaw is useable and has regulations that result in a Westlock that matches the vision our residents, landowners and businesses have for our community. You are invited to share input on proposed changes as well as let us know what's not working or can be improved.

What is the Land Use Bylaw?

The Land Use Bylaw is a vital document that shapes the community you work and live in. The Land Use Bylaw divides the Town into districts. Each district lists the types of Uses which can be developed as well as regulations on how those Uses are developed. The Land Use Bylaw also sets out requirements for landscaping, parking, signs and exempts certain types of Uses from requiring permits.



We want to hear from you – complete the following survey to have your input shared with the project team.

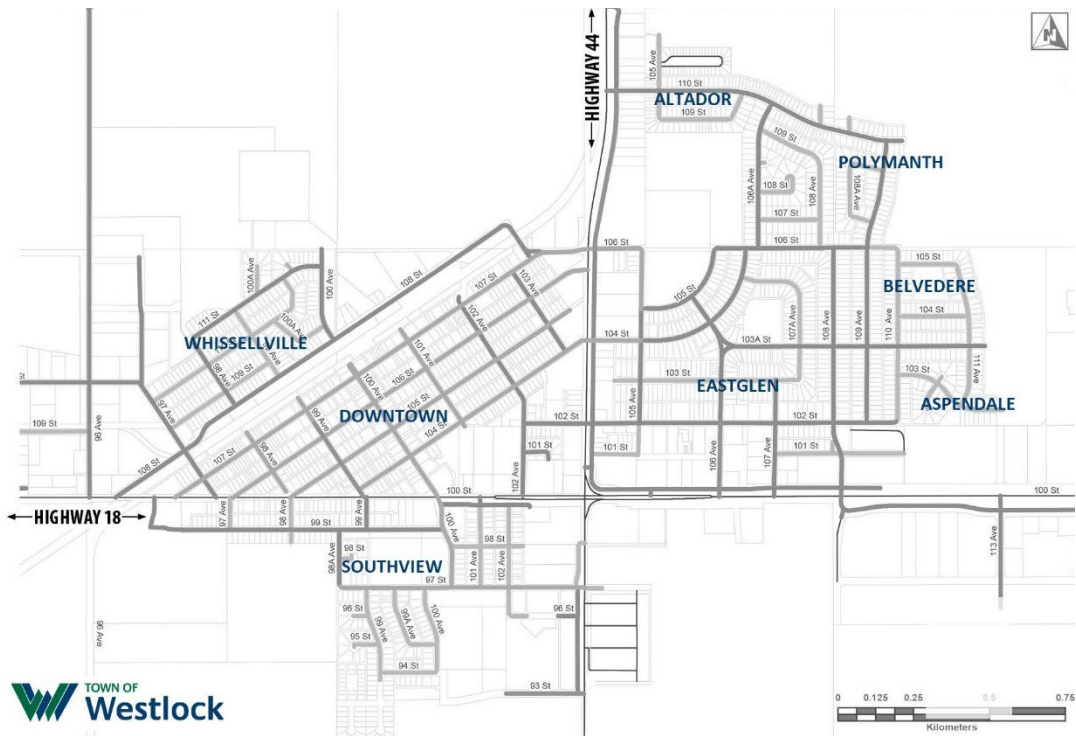
Completed surveys can be returned to planning@westlock.ca or dropped off at the Town Office on or before **March 11th**.



Question 1 – Do you live in Westlock?

- Yes
- No

Question 2 – If you answered yes to Question 1, which neighborhood do you live in?



- | | |
|------------------------------------|--|
| <input type="checkbox"/> Altador | <input type="checkbox"/> Eastglen |
| <input type="checkbox"/> Aspendale | <input type="checkbox"/> Polymanth |
| <input type="checkbox"/> Belvedere | <input type="checkbox"/> Southview |
| <input type="checkbox"/> Downtown | <input type="checkbox"/> Whissellville |



Question 3 – If you live in Westlock, do you own your home or rent?

- Own
- Rent

Question 4 – Apart from your home, do you own land or a building in Westlock?

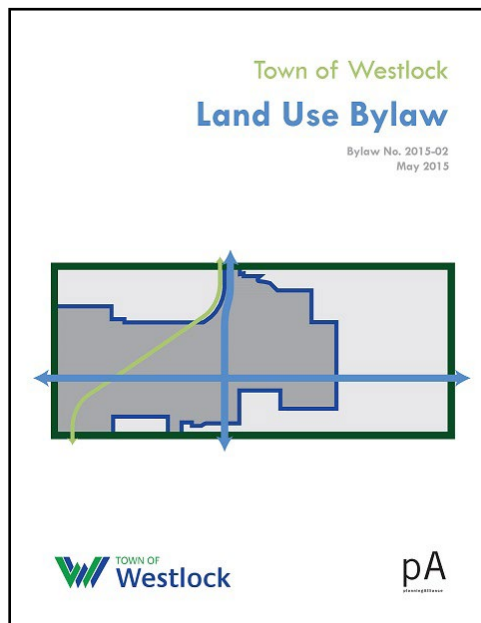
- Yes
- No

Question 5 – Do you own or operate a business in Westlock?

- Yes
- No

Question 6 – Have you previously used or consulted the Town’s Land Use Bylaw?

- Yes
- No





Question 7 – If you answered yes to Question 6, did you find the Land Use Bylaw easy to use?

- Yes
- No

Question 8 – If you answered no to Question 7, can you describe what issues you experienced?

Certain types of development decisions require the Town to send notification to nearby landowners.

Question 9 – If a new development that involved a regulation being relaxed or a use that could affect the use and enjoyment of your property was approved beside or near your home or business, how would you prefer to be notified?

Please rank your preferences, 1 being the most preferred and 4 being the least:

- Mailed letter _____
- Notice on the Town’s Website _____
- Notice posted at the Town Office _____
- Notice in the local newspaper _____



The Land Use Bylaw focuses on the use of buildings and land. It both specifies where in Town certain types of Uses can go as well as details specific regulations for individual Uses.

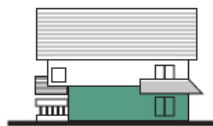
Question 10 – Are there certain types of development you think can be regulated differently in Westlock?

Question 11 – Please rate your level of agreement with the following statements:

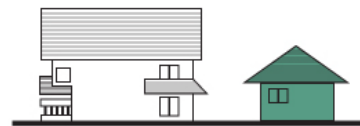
Garage and garden suites should be located and designed to protect the privacy of adjacent properties

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree

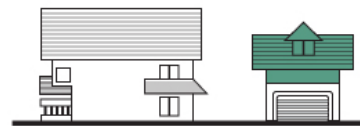
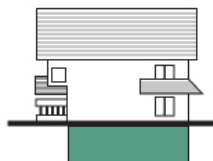
Secondary Suite



Garden Suite



Garage Suite





Fabric-covered structures should not be allowed in Residential neighbourhoods

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree



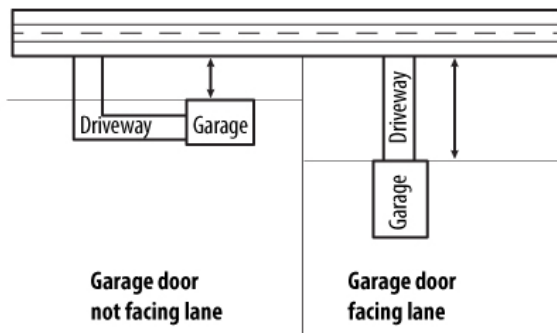
Rooftop solar panels should require a Development Permit

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree



Garages that have an overhead door that faces a Lane should be setback further from the Lane

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree





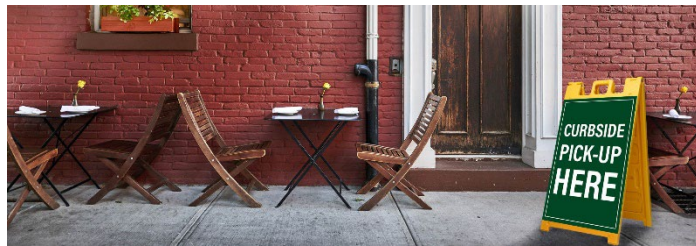
Temporary Tents erected for special events should not require a Development Permit

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree



Businesses should be allowed to place an A-Frame Sign without a Development Permit during business hours

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree



Less parking should be required for Retail businesses

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree

Less parking should be required for Health Services (ex. Doctor's Office, Dentist, etc.)

Strongly disagree Disagree Neutral/No Opinion Agree Strongly Agree



Day Homes (with no more children than allowed by the Province) should not require a Development Permit

Strongly disagree	Disagree	Neutral/No Opinion	Agree	Strongly Agree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Home Offices (with no customer visits, no outdoor storage) should not require a Development Permit

Strongly disagree	Disagree	Neutral/No Opinion	Agree	Strongly Agree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Home Businesses should be allowed to have one (1) employee who does not live in the home

Strongly disagree	Disagree	Neutral/No Opinion	Agree	Strongly Agree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

More parking should be required for multi-unit residential developments such as apartments or stacked row houses

Strongly disagree	Disagree	Neutral/No Opinion	Agree	Strongly Agree
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Question 12 – Are there any types of Development that the Town does not currently allow that you would like to see added to the Land Use Bylaw? (Check all that apply)

- Breweries, Wineries, Distilleries
- Renewable Energy Devices (ex. Solar Panels, Wind Farms)
- Pet Care Services (ex. Doggy Daycare)
- Other (please specify): _____

Question 13 – Should the Land Use Bylaw include opportunities for more mixed-use development? (ex. Retail on the ground floor of an Apartment or a quick-service restaurant in a Recreation Centre)

- Yes
- No

Question 14 – Do you want to share any comments about mixed-use development?



Question 15 – Do you have any other suggested changes or additions you would like to see made to the Land Use Bylaw?

Question 16 – Do you want to receive future email updates on the Land Use Bylaw Update project, including in-person/virtual engagement opportunities such as open houses or public hearings?

- Yes – my email is: _____
- No



Question 16 – Do you want to have a direct impact on development-related decisions in Westlock? Consider applying to join the Municipal Planning Commission or the Subdivision and Development Appeal Board.

- Yes, I would like more information about the Municipal Planning Commission
- Yes, I would like more information about the Subdivision and Development Appeal Board
- Yes, I would like more information about both.

My email is: _____

- No

Thank you for your participation!

We appreciate your feedback on this survey. Your responses will be used by the project team as the new Land Use Bylaw is developed. Future engagement opportunities will be coming in the next few months. Details will be shared by email (if you chose to sign up for updates), on the Town's website and on social media.