

## Land Use Bylaw

The Town of Whitecourt's Land Use Bylaw regulates the use of land within Town. Regulation of use ensures economic, orderly and attractive development of land within Whitecourt.

The town is divided into Land Use Districts. District regulations specify the type of development allowed and specific standards relating to building size, height, location, landscaping, site coverages, etc.

'Permitted' uses are those which must be approved by the Development Officer. 'Discretionary' uses are those which may be approved or refused at the discretion of the Municipal Planning Commission, depending on how the proposed use relates to the surrounding area. Approvals of discretionary uses are advertised, and may be appealed.

For a copy of Whitecourt's Land Use Bylaw, please contact the Planning and Development Department at 780-778-2273.

**When in doubt, the Planning and Development Department is here to help!**

## Residential Land Use Districts

### R-1A, R-1B and R-1C Residential – Low Density:

These land use districts are for single family dwellings and duplexes on designated lots. Minimum lot sizes are larger in R-1A Districts than R-1C.

### R-ER – Estate Residential:

Single family homes on large, country like lots, are permitted in this area.

### R-3 - Medium Density:

Permitted uses in this district include duplexes, row housing, town houses and four-plexes. A single family dwelling is a discretionary use in R-3.

### R-4 – High Density:

This is the residential district with the highest density at 87 dwelling units per hectare. Apartments and row houses are permitted uses, while a duplex or four-plex would be discretionary. Single family dwellings are not permitted.

### R - MHS – Manufactured Home Subdivision:

Manufactured home and modular dwellings are permitted uses in this district. Unlike a mobile home park, lots are individually owned. Site-built homes are not permitted. Manufactured homes placed in this district must be no more than 10 years old.

### R-MHP – Manufactured Home Park Residential:

Only manufactured and modular homes are allowed. The Park is owned by one owner, with individual sites offered for rent.

## Residential Land Use Districts

### R-MHSF – Manufactured Home/Single Family:

Single family (site-built) and mobile homes are permitted in this district. The intent is to provide for the co-existence of single family dwellings with higher quality manufactured homes.

## Other Land Use Districts

Home owners should make note of the following land use districts.

### P-1 – Parks/Recreation:

Parks and recreational facilities are permitted uses, with zoos, corrals and schools as a discretionary use.

### UD-F – Future Urban Development:

This designation is for land until a specific use is established for the area. The Town's Municipal Development Plan will indicate a general use, (residential, commercial, etc.) for this land.

### DC – Direct Control:

In DC districts, Council is the approval authority and its decisions cannot be appealed. Any use as approved by Council is final.

### DC-Res - Direct Control Residential:

Council can approve any residential use in this district, at standards of their choice.

## Residential/Commercial Land Use Districts

Commercial development is permitted in some residential areas. The following land districts allow for a variety of commercial development in residential areas.

### C-4 – Neighbourhood Commercial:

Intended for local retail and service outlets whose trading area is the adjacent residential neighbourhoods. Permitted uses include a convenience store or day care with an eating or drinking establishment or gas bar as discretionary.

### C-5 – Mixed C-1 and Residential:

This district is a mixture of downtown commercial uses along with multiple family residential uses. By allowing residential use in close proximity to the downtown, the viability of the downtown core is strengthened.

### C-6 – Mixed Commercial/Residential:

It is intended that this district will encourage the change from single family dwellings to medium density residential and office uses.

**ALBERTA 1 CALL**  
Call before you dig  
1-800-242-3447

Alberta 1 Call will assist you in locating electric, oil-gas and communication lines.

	R-1A	R-1B	R-1C	R-ER	R-MHS	R-MHSF	R-MHP	R-3	R-4
P - Permitted Use D - Discretionary Use									
Single Family Homes	P	P	P	P		P		D	
Duplexes	P	P	P			P		P	D
Modular Homes	P	P	P	P	P	P		D	
Mobile Homes					P	P	P		
Row/Town Houses								P	P
Four-plexes								P	D
Apartments									P
Home Offices	P	P	P	P	P	P	P	P	P
Home Occupations	D	D	D	D	D	D	D	D	D
Daycare/Family Care	D	D	D	D	D	D	D	D	D

### Frequently Asked Questions

I live in a single family home and the other day, I noticed that construction was starting on four-plexes next door. Why wasn't I notified of this?

When development occurs in a land use district that is a permitted use, adjacent property owners are not notified. If a proposed development is a discretionary use, owners and residents are notified, and may appeal the approval.

One of the reasons that I bought my house was the beautiful stand of trees behind my property. Now I hear that the trees are going to be cut down and that houses will be developed. How can this be allowed?

The use of private land, and some public land, can change. Land often remains undeveloped for many years. Some people assume that an Future Urban Development designation indicates a park space when in fact is just means that it hasn't yet been assigned a specific land use designation. The Town's Municipal Development Plan provides a general guideline for proposed uses, be it residential, commercial or industrial. If you are not sure what a land use designation will allow, please check with the Planning and Development Department.

### For More Information

#### Town of Whitecourt Planning and Development Department

5004 52nd Avenue  
P.O. Box 509  
Whitecourt, AB T7S 1N6  
Phone: 780-778-2273  
Fax: 780-778-2062

Hours of Operation:  
Monday to Friday  
8:30AM to 4:30PM  
(Closed between 12:00 noon  
and 12:30PM)

[www.whitecourt.ca](http://www.whitecourt.ca)

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# Residential Land Use Districts

Keeping you informed.

