

PERMITTED/
DISCRETIONARY USES

FREQUENTLY
ASKED QUESTIONS

FOR MORE INFORMATION

LAND USE
DISTRICTS

P – Permitted Use D – Discretionary Use	R-1A	R-1B	R-1C	R-ER	R-2	R-3	R-4	R-MHS	R-MHP
Single Family Homes	P	P	P	P		D		P	
Duplexes	P	P	P		P	P		P	
Manufactured Homes								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

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, the decision is posted at the property, and advertised in the paper and online. Anyone affected by the decision has the right to appeal within 21 days.

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 sometimes public land can change. Land often remains undeveloped for many years. Some people assume that a Future Urban Development designation indicates park space, when in fact it just means that it has not 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. More detailed information about possible future developments can also be found in the relevant Area Structure Plan. If you are not sure what a land use designation will allow please check with the Planning and Development Department.

TOWN OF WHITECOURT
PLANNING AND DEVELOPMENT
DEPARTMENT

5004 52 Avenue
Box 509
Whitecourt, Alberta T7S 1N6
Phone: 780.778.2273
Fax: 780.778.2062
Email: planning@whitecourt.ca

HOURS OF OPERATION

Monday to Friday
8:30 a.m. to 4:30 p.m.

Closed between
12 noon and 12:30 p.m.

www.whitecourt.ca

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.



PLANNING & DEVELOPMENT
KEEPING YOU INFORMED.



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 our community.

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 coverage, 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.

RESIDENTIAL LAND USE DISTRICTS

R-ER, 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 has the largest lots.

R-2 - Duplex Residential:

Duplex dwellings are permitted in this district.

R-3 - Medium Density:

Permitted uses in this district include duplexes, triplexes, four-plexes and town houses. 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 cluster housing are permitted uses, while a fourplex or triplex are discretionary uses. Duplexes and single family dwellings are not permitted.

R-MHS - Manufactured Home/Site Built Subdivision:

Single family homes, duplexes and manufactured homes are permitted uses in this district. Unlike a manufactured home park, lots are individually owned in this district. 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.

OTHER LAND USE DISTRICTS

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

P-1 – Parks/Recreation:

Parks and recreation facilities are permitted uses. A zoo is 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.

U-S – Urban Services:

This district is dedicated to public or private institutions that benefit the community as a whole. Some examples are hospitals; libraries; churches; assisted housing; schools; etc.

C-2, C-3, C-4 and C-7 Commercial Districts:

There are several districts intended solely for commercial use, with no residential permitted. The intent of these districts ranges from large scale commercial, to serving the neighbourhood, to the traveling public.

M-1, M-2, M-3 Industrial Districts:

No residential uses are permitted in our industrial districts. The industrial uses range from businesses that service the industrial sector to manufacturing and processing of goods.

RESIDENTIAL/COMMERCIAL LAND USE DISTRICTS

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

C-1 Core Commercial Downtown:

High Density Residential use is encouraged to strengthen the vibrancy of our downtown core. Residential use in the downtown allows for easy walkability to employment and services.

C-5 – Main Street Downtown:

This district encourages the small town main street feel of downtown Whitecourt and encourages high density residential. Bringing together commercial and residential uses strengthens the vitality of the core.

C-6 – Mixed Use Residential-Downtown:

This district is intended to transition from single family dwellings to medium and high density residential and commercial uses. It encourages gradual transformation to medium density and office commercial.

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.