

Municipal Development Plan (MDP) Changes

Overall Changes

Section	Change
Entire Document	<ul style="list-style-type: none"> Comprehensive text review to ensure clarity and comprehension Updated Document Layout
Mapping	<ul style="list-style-type: none"> Updated all maps to be GIS based Updated all MDP maps to align with: <ul style="list-style-type: none"> 2022 Growth Study Public/stakeholder input Administration input Updated the Transportation Concept map to reflect the current and proposed roadway hierarchy and potential improvements to transportation infrastructure Updated all maps to improve readability

Section 1 - Introduction

Section	Change
1.1 – Plan Purpose	<p>Added the following sentence to the end of the first paragraph:</p> <ul style="list-style-type: none"> These policies are expected to influence growth and development over the next 30-50 years, and to ensure adequate land supply for the next 50 years.
Section 1.3 – Historic Growth and Urban Form	<ul style="list-style-type: none"> Updated text to reflect current economic trends
Section 1.5 – Development Constraints	<ul style="list-style-type: none"> Added subtitles to aid in navigation and readability
Section 1.6 – Population and Growth	<ul style="list-style-type: none"> Updated the demographic data and population growth information based on the Growth Study
Section 1.7 – Previous Municipal Development Plans	<ul style="list-style-type: none"> Added a high-level summary of previous Municipal Development Plans (Imagine Whitecourt and Shaping Whitecourt)

Section 2 - Process, Principles and Vision

Section	Change
Section 2.1 – Planning Process	<ul style="list-style-type: none"> Updated the 'Planning Process' section to reflect public and stakeholder engagement undertaken for the project. Public Hearing date, changed year to 2024 and left the place holders for when the Public Hearing date is scheduled
Section 2.2 – Vision, Guiding Principles, and Continuing Goals	<ul style="list-style-type: none"> Updated Vision and Guiding Principles Developed a new list of Continuing Goals

Section 3 – Future Land Use Concept

Section	Change
Section 3.1 – Future Land Use Concept and General Development Strategy	<ul style="list-style-type: none"> · Added additional explanation about the key elements of the Future Land Use Framework. · Updated the Future Land Use Framework based on information from the 2022 Growth Study. · Updated goals to align with the Future Land Use Concept illustrated in Map 3 - Land Use Concept. · Removed the Urban Village concept for the old St. Joseph’s School Site, given the development of a new school on the site. · Added an explanation on Special Project Areas · Included the recently annexed North Flats area as per the proposed Area Structure Plan (ASP).
Section 3.3 – Land Use and Development Policies	<ul style="list-style-type: none"> · Added a policy to address strengthening existing industry sectors such as forestry, petroleum, tourism and goods and services. · Removed information on lands previously planned to be annexed (annexation occurred in 2020).

Section 4 – Environmental Stewardship

Section	Change
Section 4.2 – Environmental Policies	<ul style="list-style-type: none"> · Updated the flood hazard area policies in the Environmental Stewardship section to align with Land Use Bylaw regulations. · Added a requirement for established Top and Bottom of Bank lines to be determined by profession engineer or legal land surveyor. · Added policy requiring developers to recognize “FireSmart: Protecting Your Community from Wildfire” design principles when preparing ASPs, Outline Plans and Subdivisions. · Added policies to expand on text related to Environmental Reserves (ER), Environmental Reserve Easement (ERE), Conservation Reserve Easement (CRE).

Section 5 - Residential

Section	Change
Section 5.1 – Background (Residential)	<ul style="list-style-type: none"> Updated the Existing Dwelling Types chart and the associated text based on the 2021 census data. Added key themes from the Envision Whitecourt plan review process regarding reducing barriers to increase the range of housing options, and create increased accessibility.
Section 5.3 – General Residential Policies	<ul style="list-style-type: none"> Added additional policies to promote successful delivery of affordable housing including policies which: <ul style="list-style-type: none"> Encourage a range of adequate and safe housing choices to be in all existing and future growth areas in proximity to commercial, retail, and employment opportunities and public amenities; Support initiatives to develop supportive housing near local community services and amenities (and not on the edge of neighbourhoods); Support innovative housing forms such as co-housing and re-adaptive use of buildings or retrofits as an alternative to temporary housing arrangements; Link to the CMHC Housing Spectrum in order to allow opportunities for Federal and Provincial funding; Encourage a distributed mix of housing types in residential areas which provide a range of price points to accommodate various income levels. Removed the reference to the Land Banking program and added a simplified policy to ensure adequate land supply is maintained.
Section 5.5 – Existing Residential Neighbourhoods	<ul style="list-style-type: none"> Changed the terminology of ‘Mature Residential Neighbourhoods’ to ‘Existing Residential Neighbourhoods’.

Section 6 - Downtown

Section	Change
Section 6.2 – General Downtown Policies	<ul style="list-style-type: none"> Updated the Downtown boundary. Including: <ul style="list-style-type: none"> Realigned the Downtown Core boundary with the Downtown Vitalization Plan boundary; Replaced the Downtown Commercial Mixed Use policy areas with the ‘Downtown Transition’ policy area. Amended the Downtown Transition Policy area to include the lands east of the Downtown core up to Dahl Drive.
Section 6.4 – Downtown Transition Policy Area	<ul style="list-style-type: none"> Established a new policy framework for the Downtown Transition Policy Area providing direction for future development that provides an appropriate transition to Downtown and supports medium to high density residential alongside commercial developments.

Section 7 – Commercial

Section	Change
Section 7.2 – General Commercial Policies	<ul style="list-style-type: none"> Updated consideration requirements for proposed new major commercial developments such as: <ul style="list-style-type: none"> An ASP, Area Redevelopment Plan or Outline Plan Design Features for parking areas (including CPTED Principles) The number of vehicle access points The circulation routes / circulation throughout the site
Section 7.3 – Neighbourhood Commercial	<ul style="list-style-type: none"> Removed the reference to ‘Mixed Use Urban Village’ at the site of St. Joseph’s High School, as this site has been redeveloped for another school. Clarity added for the preferred locations for neighbourhood commercial sites. Preferred locations include: <ul style="list-style-type: none"> Sites at the periphery of the neighbourhood, or corner site locations; Sites designated within proposed ASPs or Outline Plans for new residential areas.
Section 7.4 – Highway Commercial	<ul style="list-style-type: none"> Added a requirement to provide better aesthetic standards along the Highway 43 Corridor as per the Vitalization Plan. Removed Hilltop Commercial Overlay Section (and the associated Future Land Use Concept Map reference) as it has been implemented through the Land Use Bylaw. This area remains as Highway Commercial, and the future land uses within this area will be guided through Highway Commercial policies and the underlying Land Use Bylaw district.
Section 7.5 – Mixed Use Commercial	<ul style="list-style-type: none"> Added a new commercial category called ‘Mixed-use Commercial’ with associated policies and updates to the Future Land Use concept map. The intent of this designation is to provide a clear direction for commercial uses that require a larger tract of land.

Section 8 - Industrial

Section	Change
Section 8.1 – Industrial Goals	<ul style="list-style-type: none"> Added additional goals in the ‘Industrial’ section to align with engagement input relating to encouraging and attracting industrial development. Including added goals to: <ul style="list-style-type: none"> Be on the leading edge of industrial innovation by providing flexibility and creative solutions to new development/areas/businesses/industries; Ensure adequate servicing capacity is available for future industrial development.

Section 9 - Parks, Open Space and Recreation Goals

Section	Change
Section 9.1 – Parks, Open Space and Recreation Goals	<ul style="list-style-type: none"> Added a goal to address art and culture within the town. Added a goal to create new connections to the Athabasca and McLeod Rivers.
Section 9.2 – Parks, Open Space and Recreation Policies	<ul style="list-style-type: none"> Established a revised vision for the new trails network in accordance with Map 4 - Open Space and Trails Concept. Policy added to support existing and future connections to the Athabasca and McLeod Rivers in accordance with Map 4 - Open Space and Trails Concept.

Section 10 - Transportation

Section	Change
Section 10.1 – Transportation Goals	<ul style="list-style-type: none"> Added goals to support accessible, equitable and efficient transportation throughout the town. Added a goal to promote the circulation of traffic through Downtown to access popular destinations such as Festival Park to increase both vehicle and pedestrian traffic through Downtown.
Section 10.2 – Transportation Policies	<ul style="list-style-type: none"> Policy added to support wayfinding features to route vehicle and pedestrian traffic through Downtown, with a priority for wayfinding features along the access routes to Festival Park.

Section 11 - Utilities

Section	Change
Section 11 - Utilities	<ul style="list-style-type: none"> Updated text to reflect references to the recent servicing studies and upgrades undertaken by the Town.

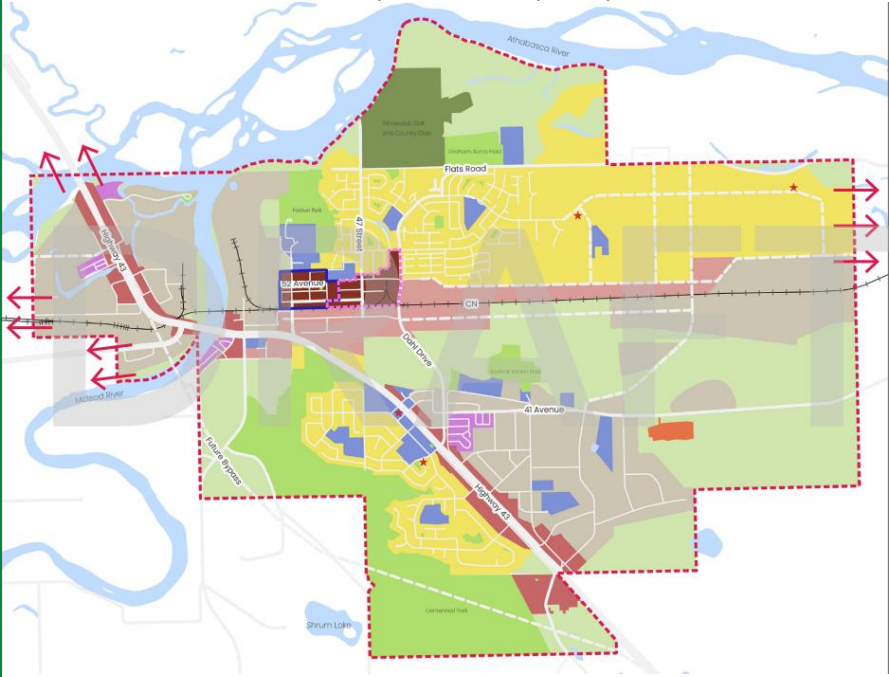
Section 13 –Monitoring & Review

Section	Change
Section 13 – Monitoring & Review	Last sentence added IDP “Conformity between the IDP, the MDP, The LUB, and those related planning documents must be achieved”

Section 14 - Definitions

A definitions section was added to provide a reference for the land use and planning related vocabulary used within the MDP.

Section 15 –Maps

Section	Change
Map 3. Future Land Use Concept	<p>Added potential expansion arrows along the north end of Highway 43 to match the current MDP Future Development Concept map:</p> 

Key Major Updates

Topic	Change
Industrial Development	<ul style="list-style-type: none"> Added future land use policies and industrial goals to attract new industrial development and strengthen existing industry sectors including tourism, forestry and goods and services.
Affordable Housing	<ul style="list-style-type: none"> Added policies to: <ul style="list-style-type: none"> Encourage a range of adequate and safe housing types throughout the town which provide accessibility to amenities; Support the development of supportive housing near local community services and amenities; Link to the CMHC Housing Spectrum; and Encourage housing types to accommodate various income levels.
Downtown Vitalization	<ul style="list-style-type: none"> Realigned the Downtown Core Boundary to align with the Vitalization Plan. Created the ‘Downtown Transition’ Policy Area. Updated the policy framework to provide focused direction for future development.
Open Spaces and Trails	<ul style="list-style-type: none"> Maps developed to establish an expanded trail system in relation to the town’s existing trails and open spaces. Policies added to support connections with the Athabasca and McLeod Rivers.

Land Use Bylaw (LUB) Changes

Administrative Changes

Section 1 - General

Renamed Definitions:

Previous Name	New Name
· Act	· MGA
· Bulk Fuel and Chemical Storage and Distribution	· Bulk Chemical Storage and Distribution
· Extensive Recreation	· Recreation, Natural Land
· Heavy Equipment Sales, Rental and Repair · Equipment Sales, Rental and Repair	· Equipment Sales, Rental and Repair, Heavy · Equipment Sales, Rental and Repair, Light
· Municipal Government Board	· Land and Property Rights Tribunal
· Parking Lot	· Non-Accessory Parking
· Recreational Facility, Indoor · Recreational Facility, Outdoor	· Recreation, Arts and Culture Facility, Indoor · Recreation, Arts and Culture Facility, Outdoor
· Registered Owner	· Owner
· School	· Education Facility
· Theatre	· Spectator Entertainment
· Violation Tag	· Violation Ticket

Consolidated Definitions:

Consolidated Use Classes	New Use Class
· Automotive Vehicle Repair and Service · Car Wash Establishment	· Automotive Vehicle Repair and Service
· Fleet Service · Moving and Cartage Firm	· Fleet Service, Light · Fleet Service, Heavy
· Gas Bar · Service Station	· Gas Bar · Bulk Fuel Service
· Industrial Support · Industrial Support Offices · Oil and Gas Service and Support	· Industrial Support
· Manufactured Home, Double Wide · Manufactured Home, Single Wide	· Manufactured Home
· Temporary Building · Temporary Sign · Temporary Use	· Temporary
· Veterinary Clinic	· Veterinary Clinic · Retail – Pet Store

Added and Deleted Definitions

Added Definitions	Deleted Definitions	Updated Definitions
<ul style="list-style-type: none"> · Basement · Building Permit · Data Centre · Emergency Accommodation · Encroachment Agreement · Fire Smart · Garage Suite · Garden Suite · Landscaped Area · Public Art · Shipping Container · Solar Collector · Solar Collector, Farm · Telecommunication Tower 	<ul style="list-style-type: none"> · Animal Breeding and Boarding · Carport · Development Authority (Relocated to Section 2.1) · Development Officer (Relocated to Section 2.1) · Drive Through Business · Hazard Area · Major · Minor · Privacy Zone · Security Suite · Show Home 	<ul style="list-style-type: none"> · Corporate Head Office · Daycare Facility · Family Care Facility · Garden Centre · Greenhouse · Household · Public Utility Lot

Section 2 - Development Control Agencies

Section	Change
Section 2 Heading	<ul style="list-style-type: none"> · Changed from “Development Control Agencies” to “Development Authority”
Section 2.1 Development Authority	<ul style="list-style-type: none"> · Section added to define the Development Authority as including the Development Officer, The Municipal Planning Commission or Council (where the bylaw permits).
Section 2.2 Development Officer	<ul style="list-style-type: none"> · Clarity added to define the Development Officer to include the Town of Whitecourt Development Officers and the Town of Whitecourt Planner.
Section 2.4 Council	<ul style="list-style-type: none"> · Section added to outline the duties of Council in relation to the LUB.

Section 3 – Development Permit Rules and Procedures

Section	Change
Section 3.1 - Control of Development	<ul style="list-style-type: none"> Included additional clarification on when a permit is required and the obligations to adhere to approved development proposals and permit conditions.
Section 3.3 - Where a Permit is not Required	<ul style="list-style-type: none"> Increased allowable fence heights from 0.9m to 1.0m that can be erected in front yards without the requirement for a permit. Added a requirement for the removal of temporary construction buildings within 30 days of substantial completion of the principle building. Clarified that landscaping within the Environmental Constraints (EC) overlay requires permits.
Section 3.4 - Conforming and Non-Conforming Uses and Buildings	<ul style="list-style-type: none"> Updated non-conforming clauses to match the wording provided in the MGA. Removed clause 3.4.8 allowing encroachments up to 10% of setbacks as Development Officers have the authority to grant variances up to 20% to bring a property into conformance.
Section 3.5 – Application for Development Permit	<ul style="list-style-type: none"> Section updated to explain the information to be included in applications for a development permit (this change is a legislative requirement).
Section 3.6 – Decision on a Development Permit Application	<ul style="list-style-type: none"> Revisions to Section 3.6.1 Permitted Use Applications, and Section 3.6.2 Discretionary Use Applications to add clarity.
Section 3.7 - Development Authority Discretion	<ul style="list-style-type: none"> Updated and relocated Sections 3.6.6 and 3.6.7 under this new sub-heading. These clauses address the Development Authority’s ability to impose conditions on the approval of an application, and the ability for the Development Authority to require applicants enter into a Development Agreement with Whitecourt.
Section 3.8 – Development Permit Application Status	<ul style="list-style-type: none"> Section added to outline the Development Permit Application status regarding timelines, when a permit is deemed incomplete, and the notification requirements (this is a legislative requirement).
Section 3.11(Previously Section 3.9) – Effective Date of Permit	<ul style="list-style-type: none"> Section expanded to provide greater detail and clarity regarding: <ul style="list-style-type: none"> When the Development Authority must issue a development permit; When a Development Permit comes into force; Grounds for appeal as per the MGA. (This is a legislative requirement)
Section 3.12 (Previously Section 3.10) - Validity of Development Permit	<ul style="list-style-type: none"> Removed redundant wording and referred to Section 3.14 instead of creating repetition.

Section 3.13 (Previously Section 3.11) - Development Permit Deemed Refused	<ul style="list-style-type: none"> · Section renamed from “Refusals” · Updated to add “deemed refusal” information as per the MGA.
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Section 4 – Appeals and Amendments

Section	Change
Preamble	<ul style="list-style-type: none"> · Preamble added to outline the purpose of the Appeals and Amendments section with reference to the MGA.
Section 4.1 – Grounds for Appeal	<ul style="list-style-type: none"> · Updated to include information that Direct Control decisions of Council cannot be appealed.
Section 4.2 – Procedures for Appeal; and Section 4.4 – Court of Appeal	<ul style="list-style-type: none"> · Updated Municipal Government Board reference to the Land and Property Rights Tribunal.
Section 4.5 – Land Use Bylaw Amendment	<ul style="list-style-type: none"> · Combined Subsections ‘Application Requirements’ and ‘Payment and Undertaking’ under subsection ‘Procedure for LUB Amendments’ and updated for clarity. · Included the requirement for applicants to have landowner consent if not the registered owner for redistricting applications. · Added subsection ‘Direct Control Districts’ to outline the process for D-C districts. · Added subsection ‘Amendment Review Process’ to clarify and outline the process used in Whitecourt.

Section 5 – Enforcement, Penalties & Fines

Section	Change
Section 5.3 – Right of Entry	<ul style="list-style-type: none"> · Further detail added to define “reasonable notice” and “reasonable time” of entry. · Added reference to the MGA.
Section 5.5 – Ability to Enforce	<ul style="list-style-type: none"> · This is a new section added with reference to the MGA.
Section 5.6 - Violation Tickets, Offences and Penalties	<ul style="list-style-type: none"> · This new Section combines Sections 5.5 ‘Violation Tags’ and 5.8 ‘Offences and Penalties’ and updates them for clarity and reference to the MGA. · Regulation added to state the Development Authority’s ability to issue a Stop Order in lieu of or in addition to a violation ticket. · Regulation added to define the fine for contravention of the bylaw as a minimum of \$300 up to \$10,000 or imprisonment no longer than 1 year (or both) per the MGA. · Table 5.6.13 - ‘Minimum Penalties’ added to define the minimum first, second, and third offence penalties for common LUB offences.
Section 5.7 - Other Remedies	<ul style="list-style-type: none"> · This is a new section added to outline: <ul style="list-style-type: none"> · The Development Authority’s ability to issue orders for compliance, or any person’s ability to appeal a Development Authority’s order; · The right of the Town under the MGA to seek an entry order, order for compliance, injunction or any other order to obtain compliance with the LUB; · That the levying and payment of any fine or imprisonment does not relieve a person from the necessity of paying any fees, charges or costs for which that person is liable under the LUB or any other Bylaw or enactment; and · The Development Authority’s ability to suspend or cancel a Development Permit where there is a violation or failure to comply with the Development Permit conditions.
Section 5.8 - Stop Orders	<ul style="list-style-type: none"> · This is a new section added to provide further detail about when and how Stop Orders are to be used when a development is found to not be in accordance with the LUB, a Development Permit, a Subdivision Approval, Part 17 of the MGA or any provision of an agreement entered into under pursuant to Section 650 or 655 of the MGA.

Section 5.10 (Previously Section 5.7) – Enforcement of Stop Orders	<ul style="list-style-type: none"> Updated to reflect current wording in the MGA.
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Section 6 – Site Provisions

Section	Change
Section 6.5 – Design, Character, and Appearance of Buildings	<ul style="list-style-type: none"> Updated 6.5.4 to define character and appearance considerations.
Section 6.6 – Dwelling Units on a Parcel	<ul style="list-style-type: none"> Updated 6.6.2 to include garden suites and garage suites.
Section 6.7 – Excavation, Stripping and Grading	<ul style="list-style-type: none"> Added circumstances where an authorization under the Water Act may be required. Updated the list of requirements and considerations for an application for excavation, stripping, grading without other development. Added conditions that may apply to excavation, stripping, and grading permits.
Section 6.9 – Lands Subject to Flooding or Near Slopes	<ul style="list-style-type: none"> Comprehensive review and update of this section. Separated ‘Flood Hazard’ requirements into ‘Flood Way’ and ‘Flood Fringe’ requirements. Maintained the design requirement of 0.5m above the 1:100 flood level and updated the reference to the current provincial flood mapping. Removed references to building openings and electrical/mechanical equipment, and clarified that chemical, hazardous, or toxic substances are expressly prohibited in the floodway and discouraged in the flood fringe. Clarified the Development Authority’s discretion to request a geotechnical engineering study. Maintained the 20m setback regulation from steep slopes, with an allowance to reduce this setback to 10m if the slope is less than 15% or 3m in height, and a requirement to require a slope stability report if the slope exceeds 30%. Copied the regulation from 7.12 prohibiting swimming pools and hot tubs adjacent to the escarpment area and updated to also prohibit sprinklers in accordance with best practices.

<p>Section 6.10 – Landscaping and Site Grading</p>	<ul style="list-style-type: none"> · Clarified the timeline for landscape completion within 1 year of building completion or 2 years of building permit issuance, whichever occurs first. · Added a regulation to discourage mulch beds within 1.5m from buildings in accordance with FireSmart Best Practices. · Clarified that a “turf boulevard” is a grass boulevard. · Regulation added in reference to Alberta Building Code requiring a 5% minimum slope away from buildings for the first 3.0m, with remaining slopes to be at a minimum 2% grade. · A formal Grading Approval Process has been added (Clause 6.10.18). · Situations where a Development Authority may consider deviations to lot grading requirements have been included (Clause 6.10.20).
<p>Section 6.14 – Projections Over Yard</p>	<ul style="list-style-type: none"> · Updated the maximum projection of accessory building eaves into a side/rear yard from 0.5m to 0.6m in accordance with Building Code requirements. · Referenced Section 7.7 for Gas Bars and Bulk Fuel Setbacks.

Specific Use Regulations

Section 7 – Special Land Use Provisions

Section	Change
Section 7.2 - Accessory Buildings and Structures	<ul style="list-style-type: none"> · Updated to encompass garage suite and garden suite requirements · Updated setbacks of R-MHP districts to reflect building code requirements from 2.0 m to 3.66 m · Updated rear and side yard setbacks to reflect building code requirements from 1.0m to 1.5m · Regulation added stating that fabric structures shall not be permitted in front or side yards. · Regulation added requiring that all accessory buildings and structures shall be clad with a minimum of siding, to the satisfaction of the Development Authority. · Reworded and broke the 7.2.3. b. into two parts for clarity: <ul style="list-style-type: none"> · b. The combined coverage of all accessory buildings shall not exceed: <ul style="list-style-type: none"> i. the footprint of the principal building (including attached garage); nor ii. 80% of above ground dwelling floor area, or 85.0m², whichever is greater. · Moved Shipping Containers to be its own bullet point - number 7.2.4, and renumbered the rest of the section. · Updated the text on Shipping Containers as follows: Shipping containers are not permitted within or adjacent to any residential areas. In industrial and commercial areas, shipping containers may be permitted at the discretion of the Development Authority, and must be placed behind the building and shall be clad and/or visually screened from public roads and thoroughfares to the approval of the Development Authority
Section 7.4 - Day Care, Family Care and Assisted Living Facilities	<ul style="list-style-type: none"> · Removed the requirement for facilities to be 150 m apart. · Added a list of considerations for reviewing an application for a Day Care, Family Care or Assisted Living Facility.
Section 7.5 Drive Through Businesses	<ul style="list-style-type: none"> · Included the requirement for sites to be a minimum of 25 m in width which was previously in Section 8.7. · Moved queuing space dimensions requirements to Section 8 Parking Regulations
7.6 Gas Bars and Bulk Fuel Services (Previously Gas Bars, Service Stations and Bulk Fuel Stations)	<ul style="list-style-type: none"> · Updated to refer to Alberta Safety Codes Authority (ASCA) rather than PTMAA. ASCA is now the authority for petroleum and bulk fuel storage.



<p>Section 7.7 – Home Occupations</p>	<ul style="list-style-type: none"> · Regulations added to: <ul style="list-style-type: none"> · Preclude Home Occupations from locating in properties with a Secondary Suite, Garage Suite, and Garden Suite; · Ensure that any solid waste generated by a Home Occupation shall be of household nature; · Ensure a home occupation that occupies 10% or more of the residence will obtain a building permit as required by the building code; · Clarify the size of commercial vehicle permitted in association with a Home Occupation; and · Clarified that the only external evidence of a Home Occupation shall be a small nameplate.
<p>7.9 Multi-Unit and Apartment Developments (previously named Multiple family Dwelling Developments)</p>	<ul style="list-style-type: none"> · Removed drawing requirements as these are now listed in section 3.5
<p>Section 7.10 - Secondary Suites, Garage Suites and Garden Suites (Previously named ‘Secondary Suites’)</p>	<ul style="list-style-type: none"> · Regulation added to allow secondary suites to be developed in principal dwellings, as garage suites or as garden suites. · Added regulation to ensure that secondary suites are not permitted on properties with Home Occupations. · Regulation added to specify the floor areas for: <ul style="list-style-type: none"> · Secondary suite on the main floor of a principal dwelling; · Secondary suite in the basement or second storey of the principal dwelling; · Garage Suites and Garden Suites; and · Garage suites located on the second storey. · Regulation added to require a servicing plan for Garage and Garden Suites. · Added regulations regarding the height, location, and development standards for Garage Suites and Garden Suites. · Added development authority considerations for Garage Suites and Garden Suites

Section 7.11 (Previously Security Suites)	<ul style="list-style-type: none"> · This section was removed as these are no longer a use class in the Land Use Bylaw
Section 7.12 - Solar Collectors	<ul style="list-style-type: none"> · New section added to detail the specific use regulations for free standing Solar Collectors and those mounted to a roof or wall. · Regulations added to outline how far Solar Collectors may project as well as maximum height requirements. · Regulations added for free standing and wall mounted Solar Collectors not to create glare, or be located in a front of side yard
Section 7.13 – Solar Collector Farms	<ul style="list-style-type: none"> · New section added to detail the specific use regulations for Solar Collector Farms. · Regulation added to state the additional application requirements for Solar Collector Farms and establish the specific conditions which may be imposed.
Section 7.14 – Data Centre	<ul style="list-style-type: none"> · New section added to detail the specific use regulations for Data Centre which include all cryptocurrency mining operations, server farms, and similar uses. · Regulation added to establish the conditions for approval for Data Centres. · Regulation added to ensure the harmonious and appropriate appearance of Data Centres with the existing or intended character of surrounding properties. · Regulation added to address potential issues of noise, dust, smoke, glare, exhaust, humidity, heat, vibration, or electric/ magnetic fields.
Section 7.15 – Telecommunication Towers	<ul style="list-style-type: none"> · New section added for Telecommunication Towers. · Regulation added to require public consultation conducted by the applicant for all application for Telecommunication Towers. · Regulation added making MPC the authority for issuing a letter of support or non-support. · Added a list of specific information that may be required for consideration of the issuance of a letter of support or non-support. · Added considerations for Telecommunication Towers to ensure that they do not unduly interfere with the amenities of the area in which they are built.

Section 8 – Parking Regulations

Section	Change
Section 8.2 - Off-Street Parking and Development Regulations	<ul style="list-style-type: none"> · Updated the terminology for barrier-free parking stalls. · Added Table 8.2.3 Required Parking Spaces to outline the required barrier-free parking spaces per the required number of standard parking spaces. · Clarified the timeline for paving of parking areas, within one year of building completion or two years of building permit issuance, whichever occurs first.
Section 8.4 - Number of Off-Street Parking Stalls Required	<ul style="list-style-type: none"> · Regulation added stating that Electric Vehicle Charging Station shall count toward the number of off-Street parking stalls required up to 5% of the total number required. · Updated Table 8.4.1 'Number of Required Off-Street Parking Stalls by Use' to include regulations for Secondary Suites, Garage Suites, and Garden Suites. · Updated Table 8.4.1 'Number of Required Off-Street Parking Stalls by Use' to allow parking requirements for Eating and Drinking Establishments to be calculated based on area or number of seats at the discretion of the Development Authority.
Section 8.5 Shared Parking Facilities	<ul style="list-style-type: none"> · Updated wording of regulations for clarity · Increase shared parking lot maximum distances to benefiting sites from 120 m to 200 m in accordance with accepted active transportation guidelines.
Section 8.7 Vehicle Oriented Uses	<ul style="list-style-type: none"> · Minimum site width requirements moved to section 7.5 'Drive Through businesses'. · Increased the number of inbound queuing spaces for a drive through business from 1 to 2 for each service bay.
Section 8.9 Driveways (Previously named 'Curb Cuts')	<ul style="list-style-type: none"> · Updated to include the Town's Municipal Design Standard requirements for driveways and approaches in Whitecourt. · Clarified that there shall be a maximum of two driveways for multi-unit residential and non-residential districts.
Section 8.10 Limited Access to Roads	<ul style="list-style-type: none"> · Updated in accordance with the Town's Municipal Design Standard and moved pertinent regulations to Section 8.9.

Section 9 – Sign Provisions

Section	Change
Section 9.3 Signs Exempt from Requiring a Development Permit	<ul style="list-style-type: none"> Regulations added to decrease timelines for removal of Election Campaign Signs, Onsite Construction or Demolition Signs, and Off-Site Temporary Signs for community event advertising from 10 days to 72 Hours.
Section 9.5 General Sign Regulations	<ul style="list-style-type: none"> Updated the name of Alberta Transportation and Economic Corridors
Section 9.8 – Billboard Signs	<ul style="list-style-type: none"> Added the requirement for billboards to be spaced at least 90 m from any other freestanding signs. Updated the setback from a highway in accordance with provincial guidelines. Added the requirement for billboard signs to have at least 3m of clearance from grade.
9.13 Free Standing Signs	<ul style="list-style-type: none"> Update the setbacks from a highway in accordance with provincial guidelines. Added the requirement for freestanding signs to be spaced at least 90 m from any other Billboard signs.
Section 9.17 Portable Signs, Off-Site	<ul style="list-style-type: none"> Clarified that these signs are temporary in nature and permits are only valid for 6 months unless determined otherwise by the Development Authority.
Section 9.20 – Temporary Signs	<ul style="list-style-type: none"> Removed the regulation for permits to be displayed on signs as permit records are uploaded and managed by the Town digitally for easy access.
Table 9.20.2 Overview of Permitted and Discretionary Uses (Previously Table 9.20.1)	<ul style="list-style-type: none"> Updated table to align with the permitted and discretionary uses in each district.

Land Use Districts

Section 10 – Districts and District Regulations

Each district was reviewed in detail. The purpose of the district was compared with how the area is actually functioning, and each permitted and discretionary use was considered. Consideration looked at compatibility with the district and other uses, current uses within the district, and proposed updates to definitions.

Solar Collector is proposed to be a permitted use in every district as they are considered an improvement or renovation to a property.

Use charts have been reorganized to ensure that they are alphabetical. Signs have been moved to the bottom of use charts to improve readability. Site standard charts have been reformatted for clarity.

Section	Change
10.3.1	<ul style="list-style-type: none"> Updated text to account for inserting map Inserted the final zoning map after page 121 10.3.2 continues on the following page

Residential Districts

- All residential districts have been updated to clearly indicate that private swimming pools are not permitted in the Environmental constraints overlay areas.
- Secondary suites have been expanded to include Garage Suites and Garden Suites.
- Side yard setbacks have been updated to ensure they meet the requirements of the building code.
- Maximum site widths have been introduced in an effort to support density targets.
- In all districts except R-3 and R-4, Fascia Signs have been removed and are now included as part of Home Occupation applications.

Section	Change
Section 10.4 – ‘R-1A’ Low Density Residential	<ul style="list-style-type: none"> Added as permitted: Garage Suites and Garden Suites. Moved from discretionary to permitted: Secondary Suites.
Section 10.5 – ‘R-1B’ Low Density Residential	<ul style="list-style-type: none"> Added as permitted: Garage Suites, and Garden Suites. Moved from discretionary to permitted: Secondary Suites.
Section 10.6 – ‘R-1C’ Low Density Residential	<ul style="list-style-type: none"> Added as discretionary: Garage Suites, Garden Suites .
Section 10.7 - ‘R-ER’ Estate Residential	<ul style="list-style-type: none"> Added as permitted: Garage Suites, and Garden Suites. Moved from discretionary to permitted: Secondary Suites.

<p>Section 10.8 – ‘R-2’ Duplex Residential</p>	<ul style="list-style-type: none"> · Added as permitted: Duplex (This allows duplexes where both units are located on one lot, previously only Duplex, one unit per lot, was permitted). · Added as discretionary: Single Detached Dwelling. · Site widths for duplex vertical (stacked), duplex horizontal (2 units on one lot), duplex one unit per lot, and single detached dwelling have been clarified.
<p>Section 10.9 – ‘R-3’ Medium Density Residential</p>	<ul style="list-style-type: none"> · Permitted: Multi-Unit Housing (replaces Fourplex, Town Housing, and Triplex) · Moved from permitted to discretionary: Cluster housing (to ensure these developments meet the density goals of the district). · Removed from discretionary: Single Detached Dwelling. · Density bonusing has increased from 50 units per hectare, to 60 units per hectare.
<p>Section 10.10 ‘R-4’ High Density Residential</p>	<ul style="list-style-type: none"> · Discretionary Multi-Unit Housing has replaced permitted Town Housing and discretionary Triplex and Fourplex. · Removed from permitted: Cluster Housing. · Floor area has been changed to a ratio (Floor Area Ratio FAR) of 2.5.
<p>Section 10.11 – ‘R-MHS’ Manufactured Home/Site built</p>	<ul style="list-style-type: none"> · Added as permitted: Bed and Breakfast and Duplex –one unit per lot. · Added as discretionary: Manufactured Home 80m² or less, Single Detached Home 80m² or less (this allows options for smaller homes), Garage Suite, and Garden Suite (Secondary Suite remains discretionary). · Moved from permitted to discretionary: Duplex. · Maximum building height was removed.
<p>Section 10.12 - ‘R-MHP’ Residential Manufactured Home Park</p>	<ul style="list-style-type: none"> · Added as discretionary: Manufactured home less than 62m² (this allows options for smaller homes). · Development Permit will not be issued for any home manufactured 10 years prior to the application. · Solid fencing around the perimeter of the Park is to be provided to the satisfaction of the Development Authority.

Commercial Districts

- In compliance with Town of Whitecourt Municipal Design Standards: language was clarified to state that all drainage shall be contained to pre-development rates, or as otherwise approved by the Development Authority; and that each lot shall not have more than two (2) access ways or approach roads.
- Regulations were added addressing the required horizontal clearance of buildings, structures, or landscape features within or adjacent to the pipeline or utility rights of way.
- Building height regulations were refined and made consistent with a straightforward height maximum, rather than max height or max stories.
- Secondary Suite policies for commercial areas have been replaced with Dwelling Unit regulations to allow more flexibility. Dwelling Units above ground floor commercial have been included as a permitted use in C-5 Main Street Downtown, and as a discretionary use in C-1 Core Commercial –Downtown, and C-4 Neighbourhood Commercial. Dwelling Units both above and below ground floor commercial have been included as a discretionary use in C-6 Mixed use residential - Downtown. Having a mix of commercial and residential uses strengthens these areas and provides more flexibility to provide housing. Regulations for these units have been included in the associated districts as follows:
 - Cannot be located in the basement or on the ground level; (Except in C-6 basement suites may be considered as a discretionary use)
 - Must have a ground level access separate from commercial uses;
 - Except for the entrance, cannot front onto a public road at ground level;
 - Must have a minimum floor area of 50.0m²;
 - Cannot interfere with the commercial nature of the District;
 - Must have parking provided as per Section 8 of the Bylaw.

Section	Change
Section 10.13 – ‘C-1’ Core Commercial - Downtown	<ul style="list-style-type: none"> · Added as permitted: Retail – Pet Store, and Travel Information Centre. · Added as discretionary: Emergency Accommodation, Garden Centre, and Veterinary Clinic. · Moved from permitted to discretionary: Commercial School, and Shopping Centre. · Moved from discretionary to permitted: Recreation, Arts and Culture Facility indoor. · Regulations have been updated to clarify that additional front yard setback may be required to meet sight triangle requirements (to improve safety at intersections). · Additional side and rear yard setbacks have been added where developments are adjacent to residential districts.

<p>Section 10.14 – ‘C-2’ Service Commercial</p>	<ul style="list-style-type: none"> · Added as permitted: Garden Centre, Retail – Pet Store, and Spector Entertainment. · Added as discretionary: Bulk Fuel service, Emergency Services Facility, Recreation Arts and Culture Facility - Outdoor, and Travel Information Centre (Car wash remains discretionary as an Automotive Vehicle Repair and Service use). · Moved from discretionary to permitted: Recreation Arts and Culture Facility indoor, Shopping Centre, and Veterinary Clinic. · Removed from discretionary: Wholesale Establishment.
<p>Section 10.15 – ‘C-3’ Highway Commercial</p>	<ul style="list-style-type: none"> · Moved from permitted to discretionary: Billboard Sign and Off-Site Portable sign. · Removed from permitted: Personal Services establishment within a hotel, and Canopy Sign. · Removed from discretionary: Veterinary Clinic, Wholesale Establishment, and Corporate Head Office. · For uses other than Gas Bars, the Site Area minimum has been decreased from 1,000m² to 750m². · Minimum site width and depth has been added.
<p>Section 10.16 – ‘C-4’ Neighborhood Commercial</p>	<ul style="list-style-type: none"> · Added as discretionary: Emergency Services Facility, Library, and Shopping Centre · Removed from discretionary: Non-Accessory Parking · Regulations for outdoor display of goods have been updated to always require permission from the Development Authority. · Minimum site widths and depths have been added, maximum site areas have been removed, and minimum site areas have been updated from 465m² to 450m².
<p>Section 10.17 – ‘C-5’ Main Street – Downtown</p>	<ul style="list-style-type: none"> · Added as permitted: Travel Information Centre. · Added as discretionary: Garden Centre, & Retail-Pet Store. · Moved from discretionary to permitted: Recreation, Arts and Culture Facility indoor, and Spectator Entertainment (previously Theatre). · Moved from permitted to discretionary: Day Care Facility.

Section	Change
Section 10.18 – ‘C-6’ Mixed Use Residential – Downtown	<ul style="list-style-type: none"> · Added as discretionary: Bed and Breakfast, Equipment Sales Rental Repair Light, Garden Centre, Government service, Library, Recreation Arts and Culture Facility indoor, and Retail – Pet Store. · Discretionary: Multi-Unit Housing replaces cluster housing (currently permitted) and Town House and Fourplex (currently discretionary). · Removed from discretionary: Assisted Living & Duplex. · Decreased minimum Site Areas from 500m² to 450m². · Decreased minimum Site Depths from 33m to 30m.
Section 10.19 – ‘C-7’ Hilltop Commercial	<ul style="list-style-type: none"> · Added as discretionary: Retail – Pet Store · Moved from permitted to discretionary: Roof sign. · Removed from permitted: Billboard sign. · Removed from discretionary: Bulk fuel chemical storage and distribution, Manufactured Home Sales and Service, Veterinary Clinic, and Whole Sale Establishment. · Regulations for outdoor display of goods have been updated to always require permission from the Development Authority. · Decreased the minimum Site Area regulation for uses other than Gas Bars from 1,000m² to 750m². · Added a minimum Site Width regulation of 25m. · Added a minimum Site Depth regulation of 30m.

Industrial Districts

- In compliance with Town of Whitecourt Municipal Design Standards: language was clarified to state that all drainage shall be contained to pre-development rates, or as otherwise approved by the Development Authority; and that each lot shall not have more than two (2) access ways or approach roads.
- Regulations were added addressing the required horizontal clearance of buildings, structures, or landscape features within or adjacent to the pipeline or utility rights of way.
- Fence regulations were updated to remove the requirement to fence front yards, and made consistent to require a fence not exceeding 2.0m in height for the sides and rear of properties.

Section	Change
Section 10.20 – ‘M-1’ Service Industrial	<ul style="list-style-type: none"> · Added as discretionary: Data Centre, Equipment Sales Rental and Repair Heavy, and Industrial Use Heavy. · Moved from discretionary to permitted: Bulk Fuel Service, Commercial School Industrial, Corporate Head Office, and Industrial Support (previously Oil and Gas Services and Support). Moving and Cartage remains permitted under Fleet Service Heavy. · Moved from permitted to discretionary: Eating and drinking establishment, Gas Bar, Greenhouse, and Veterinary Clinic. · Removed from discretionary: Security Suite associated with a mini storage facility. · Increased the minimum rear setback from 5.0m to 6.0m.
Section	Change
Section 10.21 – ‘M-2’ Heavy Industrial	<ul style="list-style-type: none"> · Added as discretionary: Auctioneering Establishment, Commercial School Industrial, Crematorium, Data Centre, Fleet Service Light, Warehouse Distribution and storage, and Greenhouse (previously Garden Centre) · Moved from discretionary to permitted: Industrial Use, General, and Car Wash (now Automotive Vehicle Repair and Service) Oil and Gas Services and Support remained permitted under Industrial Support and Truck Wash remained permitted under Equipment Sales Rental and Repair Heavy. · Moved from permitted to discretionary: Contractor Limited, Mini Storage Facility, Natural Resource Development, and Power Generation Facility. · Removed from permitted: Eating and Drinking Establishment, Gas Bar, and Service Station. · Increased the minimum rear setback from 5.0m to 6.0m.

<p>Section 10.22 – ‘M-3’ Business Industrial</p>	<ul style="list-style-type: none"> · Added as discretionary: Commercial School Industrial, and Garden Centre (previously Greenhouse). · Moved from discretionary to permitted: Veterinary Clinic and Oil and Gas Services and Support (now Industrial Support). Industrial Support Offices remain permitted under Industrial Support. · Moved from permitted to discretionary: Emergency Services Facility, and Billboard Sign. Car Wash and Service Station remain discretionary under Automotive Vehicle Repair and Service. · Removed from permitted: Auctioneering Establishment, and Contractor General. · Removed from discretionary: Bulk Chemical Storage and Distribution, Security Suite associated with a mini security suite). · Increased the minimum rear setback from 5.0m to 6.0m. · Building height regulations remained at 3 storeys and were simplified to be a maximum of 14m.
<p>Section 10.23 – ‘M-4’ Highway Industrial (Previously 10.22 A)</p>	<ul style="list-style-type: none"> · Added as discretionary: Greenhouse (Previously garden centre was discretionary). · Moved from permitted to discretionary: Accessory Use, Eating and Drinking Establishment, Travel information Centre, Warehouse distribution and storage, and Moving and Cartage Firm (now under Fleet Service Heavy). Carwash and Service Station remain permitted under Automotive Vehicle Repair and Service. · Removed from permitted: Park. · Removed from discretionary: Bulk Chemical Storage and Distribution, Commercial School, Hospital, Museum/Gallery, Non-Accessory Parking (previously parking lot), and Veterinary Clinic. · Minimum site width of 30m has been added.

Other Districts

Section	Change
Section 10.24 – ‘P-1’ Parks and Recreation (Previously 10.23)	<ul style="list-style-type: none"> Added as discretionary: Recreation Natural Land
Section 10.25 – ‘UD-F’ Future Urban Development (Previously 10.24)	<ul style="list-style-type: none"> Added as discretionary: Recreation Arts and Culture Facility Outdoor, Recreation Natural Land, and Solar Collector Farm. Removed from discretionary: Animal Breeding and Boarding, Temporary Building and Temporary Use (which have all been removed from the LUB and instead a definition for temporary as a descriptor has been added).
Section 10.26 – ‘U-S’ Urban Services (Previously 10.25)	<ul style="list-style-type: none"> Added as permitted: Travel Information Centre. Extensive Recreation remains permitted as Recreation Natural Land, and School remains permitted as Education Facility. Added as discretionary: Emergency Accommodation, and Spectator Entertainment.
Section 10.28 – ‘D-C1’ Direct Control 1 - The Meadows Manufactured Home Park (Previously 10.26A)	<ul style="list-style-type: none"> Removed from Permitted Uses: Manufacture Home Storage Area as it is now incorporated into the district. ‘Site Standards’ Table added regulations for small unit sites. Updated side yard setback to align with the requirements of the Building Code. Added regulation stating that a development permit shall not be issued for placement of any unit that was manufactured more than ten (10) years prior to the application of the permit.
Section 10.29 – Environmental Constraints Overlay	<ul style="list-style-type: none"> Removed regulation stating that all development permit applications for proposed buildings or structures must include a geotechnical study prepared by a professional engineer and instead referred to Section 6.9 for specific slope and flood regulations.

North Flats Area Structure Plan

Section	Change
1.1 Introduction	<p>Removed the following sentence on IDP: The area structure plan is consistent with proposed amendments to the Woodlands County and Town of Whitecourt Intermunicipal Development Plan.</p>
7.1 Transportation Concept	<ul style="list-style-type: none"> · Added text as per comments from the County and consulting engineer: · The flood fringe area currently crosses over a portion of 47th Street north of Flats Road. The ultimate design of 47th Street and the future subdivision east of the roadway will need to take into consideration the floodplain extent. The elevation of the future roadway and subdivision area will need to be increased to reduce the extent of the floodplain, containing it to the west side of the roadway and south of the future development. · The segment of Flats Road located to the west of 47th Street will not necessitate upgrading. Instead, it will serve as a limited access lane and/or a potential emergency access route. To restrict public access, the installation of access gates just west of 47th Street may be considered. Furthermore, the western section of the roadway may be linked to the northern terminus of Pritchard Drive, with access to this route restricted to emergency services. Public access to the portion west of 47th Street should be maintained until development progresses to the point where accesses off the roadway are either removed, closed, or relocated. Long term, there may be opportunity to upgrade this road to a paved residential collector, should it be desired. · The design will need to incorporate storm water management in the form of an underground pipe system and/or to eliminate overland drainage ditches that parallel the existing roadway. · The Town may choose to develop sidewalks only on the south side of the road right-of-way, or utilize the existing pathway immediately south of the residential lots, to establish continuous east-west pedestrian connectivity. <p>Updated notes on pedestrian connectivity as follows:</p> <p style="padding-left: 40px;">Connections between sidewalks and trails will create an interconnected pedestrian network which supports connectivity to local amenities such as natural areas, recreational opportunities,</p>

	<p>and transit.</p> <p>Key pedestrian access points to the plan area and to neighbouring areas are identified in Map 8 Transportation. Trail access will be provided in accordance with Map 7 Future Land Use Concept and</p> <p>will integrate with the greater Whitecourt trail system as per the Open Space and Trails Concept outlined in the Town's Municipal Development Plan.</p> <p>Key pedestrian access points are identified in Map 8 Transportation. Trail access is envisioned to integrate with the greater Whitecourt trail system as per the Open Space and Trails Concept outlined in the Town's Municipal Development Plan. Linkages between sidewalks and trails will create an interconnected pedestrian network that will support connectivity to local amenities such as natural areas, recreational opportunities, and transit.</p> <p>Pedestrian access to the plan area will be provided through new roadway construction as the area is built out, and through upgrades to existing roadways. This may be achieved through a combination of sidewalks and multi-use trails on one or both sides of the road alignment. With the majority of the roads in the plan area already established, design and placement of pedestrian access will require consideration of the available space within the road rights of way, and existing infrastructure such as streetlights and private driveways.</p> <p>The primary objective is providing access to pedestrians and cyclists. Sidewalks or trails should be located on the side of the street that provides the most access, in a safe manner. Functional designs should be given higher priority than strict adherence to Municipal Design Standards due to the challenges of working in established areas.</p>
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