

BYLAW NO. 1577-4

**OF THE TOWN OF WHITECOURT
PROVINCE OF ALBERTA**

TO AMEND LAND USE BYLAW NO. 1577

WHEREAS Council deems it expedient and proper to make certain amendments to Land Use Bylaw No. 1577;

NOW THEREFORE under the authority and subject to the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and amendments thereto, the Municipal Council of the Town of Whitecourt, in the Province of Alberta, duly assembled enacts as follows:

1. That Section 1.7.1 Definitions, be amended by deleting the definition for **“PROFESSIONAL, FINANCIAL, OFFICE, HEALTH AND BUSINESS SUPPORT SERVICE”**.
2. That Section 1.7.1 Definitions be amended by adding the following definitions:
 - a. **“HEALTH SERVICES”** means a development used for the provision of physical and mental health care, and social or counseling services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic or counseling nature. Typical developments include diagnostic imaging center, medical, paramedical and dental offices;
 - b. **“PROFESSIONAL OFFICE SERVICES”** means a development used for the provision of professional, management, administrative, consulting and financial services. Typical uses include offices for lawyers, accountants, engineers, planners, architects, real estate agents, insurance brokers, office support services, banks, loan offices, printing establishments, janitorial firms and business equipment repair shops. This use does not include Health Services or Government Service.
3. That “Health Services” be added as a Permitted Use in C-1 (Core Commercial – Downtown), C-5 (Main Street – Downtown), and C-6 (Mixed Use Residential – Downtown) Land Use Districts.
4. That “Health Services” be added as a Discretionary Use in C-2 (Service Commercial), C-7 (Hilltop Commercial), and U-S (Urban Services) Land Use Districts.
5. That “Professional Office Services” be added as a Permitted Use in C-1 (Core Commercial – Downtown), C-5 (Main Street – Downtown), and C-6 (Mixed Use Residential – Downtown) Land Use Districts.
6. That “Professional Office Services” be added as a Discretionary Use in C-2 (Service Commercial) Land Use Districts.
7. That this Bylaw shall come into force and take effect upon third and final reading and is duly signed.

READ a first time this day of , 2025.

READ a second time this day of , 2025.

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

Mayor

CAO

Signed by the Mayor and CAO this _____ day of _____, 2025.