

## PUBLIC HEARING FOR BYLAW 12-21 – LAND USE BYLAW AMENDMENT

### Purpose

The purpose of Bylaw 12-21 is to amend the Land Use Bylaw by redesignating  $\pm 1.12$  hectares ( $\pm 2.76$  ac) of Block 1, Plan 011 0204 from Urban Holdings District to Gateway Commercial District.

### Readings

Depending on the outcome of the Public Hearing, this Bylaw is ready for second and third readings.

### Report, Analysis and Financial Implications

An application was received from Manu Chugh Architect Ltd. on behalf of Okotoks Air Ranch Inc. for the redesignation of lands identified as Block 1, Plan 011 0204 in Okotoks. The proposed land use redesignation is generally consistent with the Northeast Okotoks Area Structure Plan and the Northeast Okotoks Outline Plan when this parcel is considered in the broader context of the overall community node at this location. Although the Northeast Okotoks Outline Plan outlines the site as a future Mixed-Use Medium Density (MUM) designated site, Administration notes the application to be in alignment with the overall goals and principles for the area when considered in unison with the redesignation to the south that shifted that parcel to fully residential (R3). When considering this redesignation that will designate this site fully commercial, it is Administration's view that balance will be achieved, with additional residential density supporting commercial at this location.

The subject area is expected to utilize 9,744 m<sup>3</sup> of water allocation for 1.12 hectares of commercial development. There is sufficient capacity remaining in the Okotoks Air Ranch Reserve (12,782.9 m<sup>3</sup>) to support this redesignation from UH to CGATE.

### Strategic Plan Goals

|                                     |  |                                     |                                  |
|-------------------------------------|--|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Manage Community Growth                  | <input type="checkbox"/>            | Provide Strong Governance        |
| <input type="checkbox"/>            | Provide Quality Community Infrastructure | <input type="checkbox"/>            | Healthy and Safe Community       |
| <input type="checkbox"/>            | Enhance Organizational Excellence        | <input checked="" type="checkbox"/> | Foster Economic Vitality         |
|                                     |  | <input type="checkbox"/>            | Promote Environmental Excellence |

### Public Hearing / Participation Strategy

At initiation of the application, the developer mailed notices to all adjacent landowners advising of the proposed land use change. This was completed in the absence of an Open House due to public health restrictions. The Public Hearing was advertised in the Okotoks Western Wheel on April 21 and 28, 2021. Adjacent landowners were notified directly by mail in accordance with Section 692(4) of the *Municipal Government Act*.

**Alternatives for Consideration**

n/a

**CAO Comments**

I support second and third reading dependent upon the outcome of the Public Hearing.

**Attachment(s)**

1. Bylaw 12-21 First Reading Version
2. Bylaw 12-21 Planning Services Report
3. Letter(s) of Concern

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