

PUBLIC HEARING FOR BYLAW 31-21

Purpose

The purpose of Bylaw 31-21 is to amend Land Use Bylaw 17-21 by redesignating ± 1.57 hectares (± 3.88 ac) of Lot 3, Block 9, Plan 181 1640 from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District.

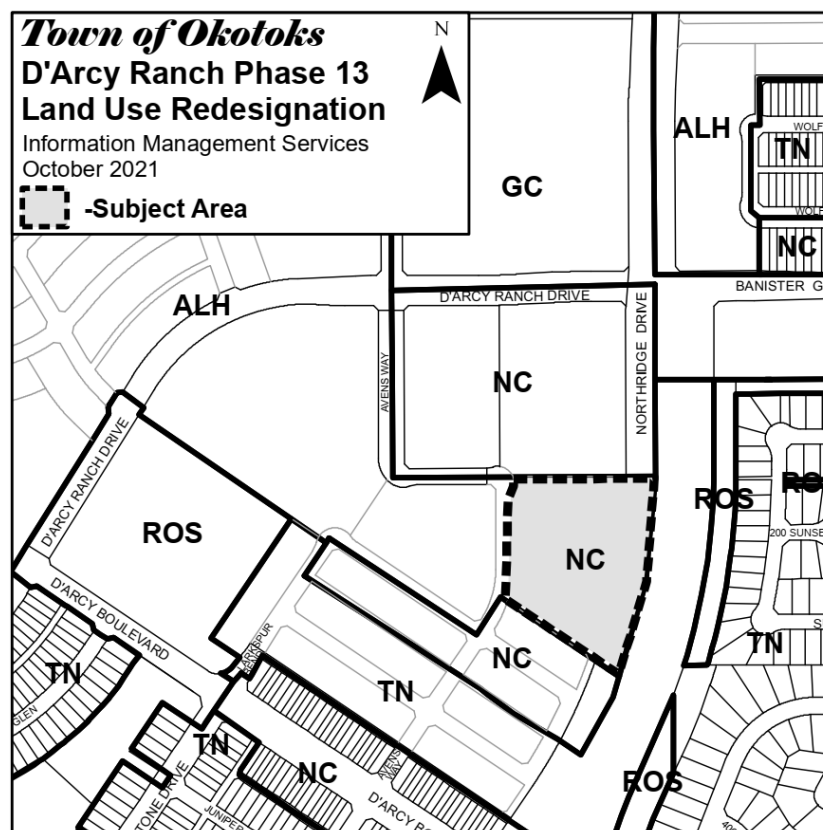
Readings

Depending on the outcome of the Public Hearing, this Bylaw is ready for second reading.

Third reading should not be considered until a Water Verification and Assignment Process (WVAP) Clearance Certification has been issued in accordance with the Water Allocation Policy.

Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation for D'Arcy Phase 13 from the landowner and area developer, Anthem United. The application proposes the redesignation of ± 1.57 hectares (± 3.88 ac) from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District.



The proposed land use redesignation is consistent with all relevant statutory plans for the area and the approved (non-statutory) D'Arcy Outline Plan. The D'Arcy Outline Plan was developed under the previous Land Use Bylaw (40-98) and identifies the site as R3 District, which has been replaced by the Neighbourhood Core (NC) District in the current Land Use Bylaw.

Plans and Policy Considerations

Regional Plans

There are no alignment issues or process requirements with either the South Saskatchewan Regional Plan or the Calgary Metropolitan Region Growth Plan.

Intermunicipal Development Plan

The subject lands are within the intermunicipal referral area and the proposed redesignation was circulated to Foothills County. Comments were received from Foothills County on October 22, 2021 indicating no concerns with the application.

Municipal Development Plan (MDP)

Bylaw 31-21 complies with the direction of the MDP.

Northwest Okotoks Area Structure Plan (NWOASP)

Bylaw 31-21 complies with the direction of the NWOASP.

Land Use Bylaw

The intent of the NC District is to provide a variety of housing options, and may include a central neighbourhood hub, where dwellings are primarily attached or multi-unit with street-oriented entrances and mixed with non-commercial activities. At a minimum, the lands must contain multi-unit housing; however, the specific form of housing can vary under the NC District and the specific design will not be confirmed until the development permit process.

Water Allocation Policy CMD-P-3.10

A Water Verification and Assignment Process (WVAP) Clearance Certificate must be issued for the lands prior to adoption of Bylaw 31-21. Issuance of the WVAP Clearance Certificate is subject to sufficient availability of water allocation for this site, payment of the water allocation costs for this site, and lands previously redesignated for urban development entering into subdivision servicing agreements. Although there is currently water allocation available for this phase, not all of the preconditions of assignment have been met at this time.

	Common Capacity	Anthem United Reserved Capacity
Current Development Capacity	182,968 m ³	12,103 m ³
Total expected capacity required for D'Arcy Phase 13 (13,659 m ³)	1,556 m ³	12,103 m ³
Projected Remaining Development Capacity	181,412 m ³	0 m ³

Bylaw 31-21 was given first reading at the November 29, 2021 Regular Council Meeting and referred to the Municipal Planning Commission for comment at their December 16, 2021 meeting and received a motion of support.

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 type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Excellence

Public Participation Strategy

The proposed redesignation was circulated to all adjacent landowners in conjunction with the proposed subdivision of the parcel on October 21, 2021 with any comments to be provided by November 22, 2021.

This Public Hearing was advertised through the Town website, Okotoks Western Wheel, and by mailed notice to all adjacent landowners in accordance with the requirements of the *Municipal Government Act*.

No written correspondence was received from adjacent landowners at the time of report preparation.

Alternatives for Consideration

n/a

CAO Comments

I support second and third readings of Bylaw 31-21 dependent upon the outcome of the Public Hearing.

Attachment(s)

1. Bylaw 31-21 First Reading Version
2. Correspondence from Foothills County
3. D'Arcy Outline Plan
4. Water Allocation Policy

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