

**BYLAW 02-24 – LAND USE REDESIGNATION – TILLOTSON PHASE 2**

**Purpose**

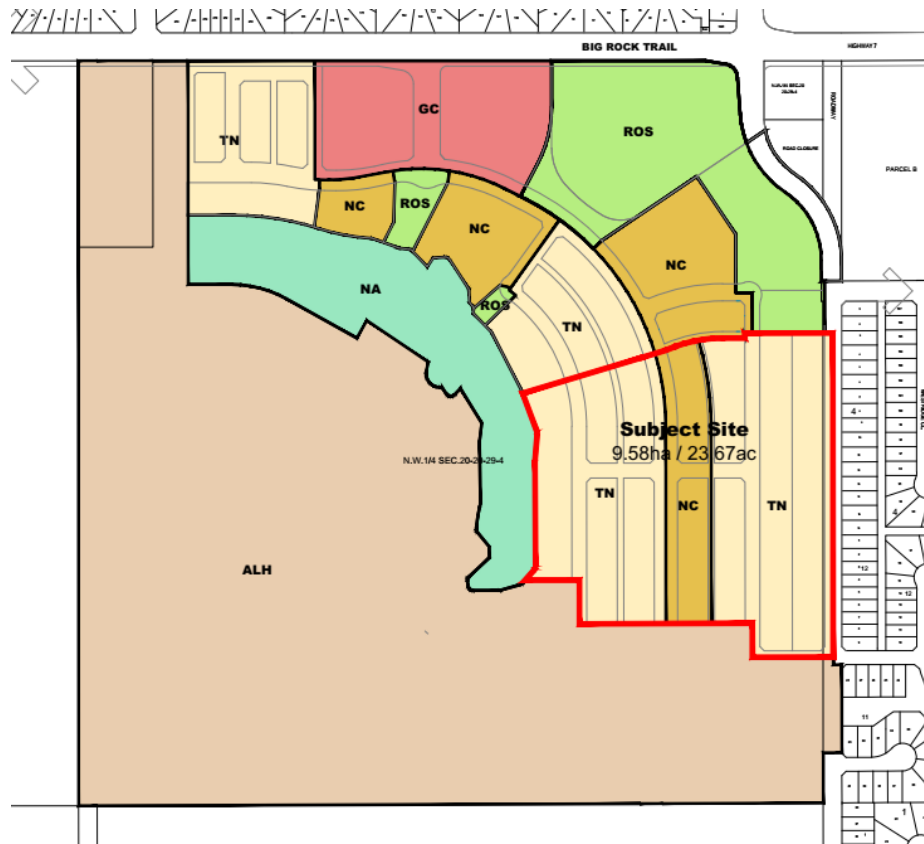
The purpose of Bylaw 02-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 9.58 hectares (23.67 acres) of NW 20-20-29 W4M from Agricultural and Land Holdings District to Traditional Neighbourhood District and Neighbourhood Core District.

**Readings**

This Bylaw is ready for first reading only.

**Report, Analysis and Financial Implications**

An application has been received for a Land Use Redesignation of the lands identified as Phase 2 under the Tillotson Neighbourhood Area Structure Plan from Brown & Associates, on behalf of the landowner and area developer, Tristar Communities Inc. The proposed amendment would redesignate approximately 9.58 hectares (23.67 acres) of lands within the Tillotson development area from Agricultural and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Neighbourhood Core District (NC) as illustrated in the map below.



The proposed Land Use Redesignation is consistent with all relevant statutory plans for the area, including the South Saskatchewan Regional Plan, the Calgary Metropolitan Region Growth Plan, the Intermunicipal Development Plan, the Municipal Development Plan, the West Okotoks Area Structure Plan, and the Tillotson Neighbourhood Area Structure Plan.

The application is subject to Water Allocation Policy CMD-P-3.10, which requires a Water Verification and Assignment Process (WVAP) Clearance Certificate to be issued for the lands prior to adoption of Bylaw 02-24. Issuance of the WVAP Clearance Certificate is subject to, amongst other things, sufficient availability of water allocation for this site, the developer entering into a subdivision servicing agreement with the Town for Tillotson Phase 1, and payment of the water allocation costs for this site. This phase of development requires an allocation of 48,268 m<sup>3</sup>/year and there is currently 73,047 m<sup>3</sup>/year available in the Water Allocation System. A WVAP Clearance Certificate has not been issued for this phase at this time and is required prior to consideration of second and third reading.

**Strategic Plan Goals**

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input type="checkbox"/>	Strong Local Economy	<input type="checkbox"/>	Enhanced Culture & Community Health
<input type="checkbox"/>	Organizational Excellence		

**Public Hearing / Participation Strategy**

A public hearing is tentatively scheduled for February 12, 2024. The public hearing will be advertised in the Okotoks Western Wheel, on the Town website, and written notice will be mailed to all adjacent landowners in accordance with the requirements of the *Municipal Government Act*. Any written correspondence received in response to the advertising will be provided at the public hearing.

**Alternatives for Consideration**

n/a

**CAO Comments**

I support first reading of this Bylaw.

**Attachment(s)**

1. Draft Bylaw 02-24
2. Existing Land Use Map
3. Proposed Land Use Map
4. Anticipated Units in Tillotson Phase 2

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