

BYLAW 17-22 - LAND USE BYLAW REDESIGNATION

Purpose

The purpose of Bylaw 17-22 is to amend the Land Use Bylaw by redesignating approximately 4.19 hectares of Lot 3, Block 9, Plan 181 1640 from Agriculture and Land Holdings District (ALH) to Traditional Neighbourhood District (TN).

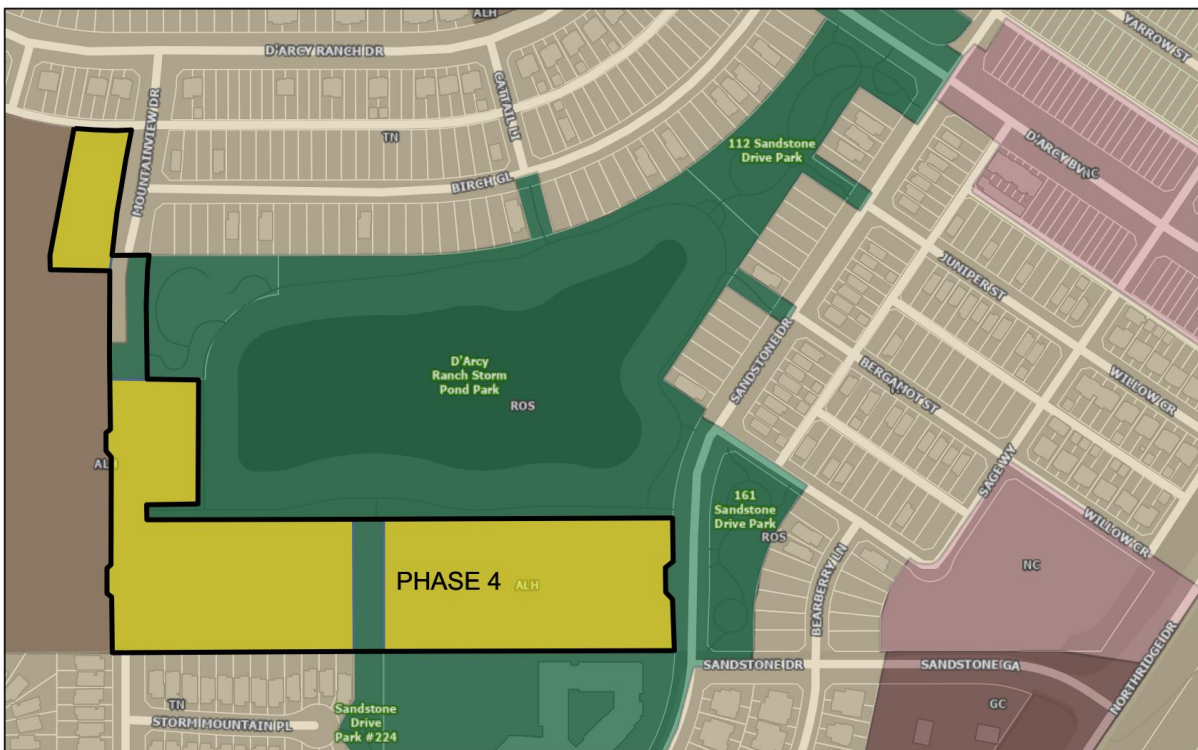
Readings

This Bylaw is ready for third reading.

Bylaw 17-22 received first reading on August 15, 2022 and second reading on September 12, 2022. A Water Verification and Assignment Process (WVAP) Clearance Certification has been issued in accordance with the Water Allocation Policy and third reading can now be considered by Council.

Report, Analysis and Financial Implications

Application for land use redesignation for D'Arcy Phase 4 was received from Stantec on behalf of the landowner and area developer, Anthem. The application proposes the redesignation of ± 4.19 hectares (± 10.36 ac) of Lot 3, Block 9, Plan 181 1640 from Agriculture and Land Holdings District (ALH) to Traditional Neighbourhood District (TN). The subject area of the redesignation is highlighted in yellow and the boundary of the Phase 4 subdivision is outlined in black in the map below.



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 17-22. At the time of the public hearing, there were two preconditions: (1) payment of the Water Licensing Costs for the subject lands, and (2) entering into a subdivision servicing agreement with the Town of Okotoks for the previously approved Wedderburn Phase 2. These conditions were completed and a WVAP Clearance Certificate issued for the subject lands on February 6, 2024.

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 was held on September 12, 2022 in accordance with the *Municipal Government Act*.

Alternatives for Consideration

n/a

Acting CAO Comments

The Land Use, Subdivision and Water Verification processes have been followed and a decision on third reading is now available for Council.

Attachment(s)

1. Bylaw 17-22 Second Reading Version

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