

BYLAW 02-24 – LAND USE REDESIGNATION

Purpose

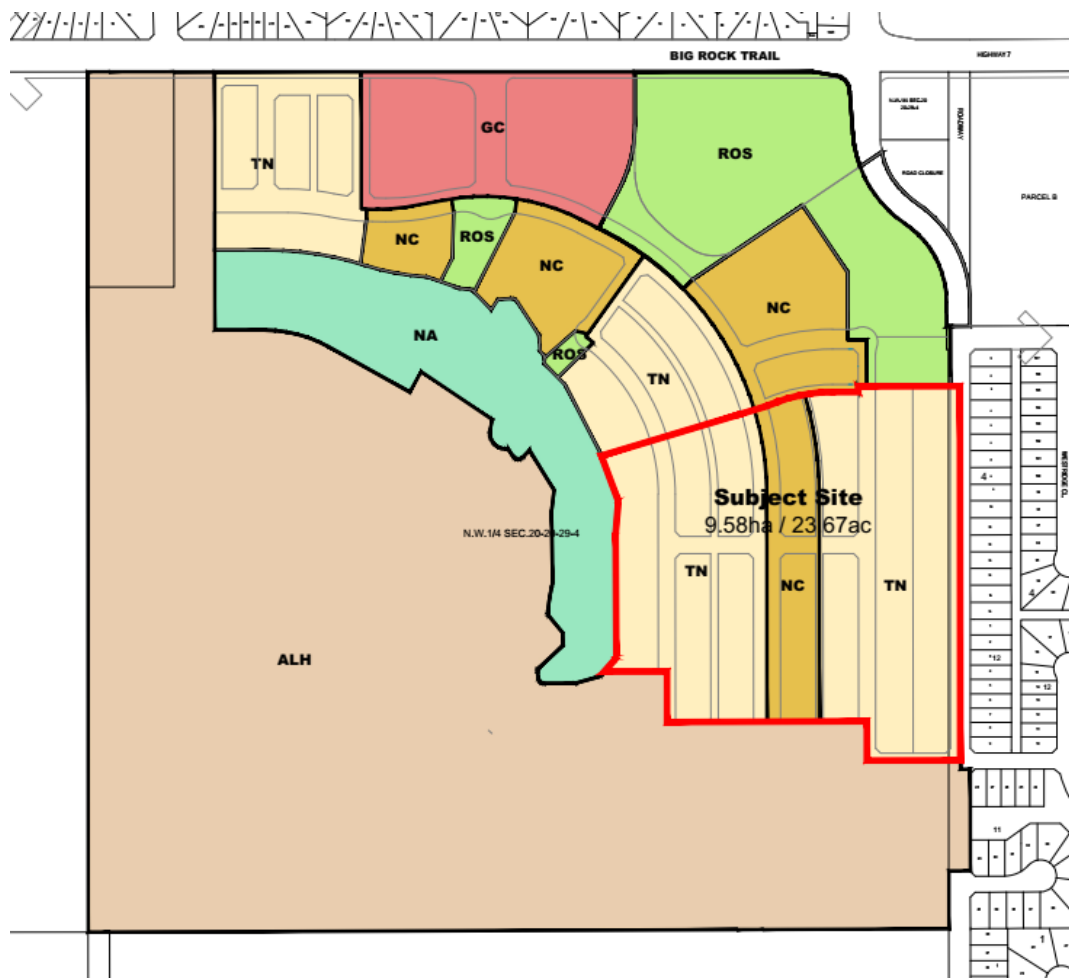
The purpose of Bylaw 02-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 9.58 hectares (23.67 acres) of NW 20-20-29 W4M from Agricultural and Land Holdings District to Traditional Neighbourhood District and Neighbourhood Core District.

Readings

This Bylaw is ready for second reading.

Report, Analysis and Financial Implications

Bylaw 02-24 proposes to amend the Land Use Bylaw by redesignating 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 amendment is consistent with statutory plans in place for the area.

Bylaw 02-24 received first reading on January 8, 2024 and a Public Hearing was held on February 12, 2024. Under the Water Allocation Policy, a land use redesignation can receive up to second reading prior to issuance of a Water Verification and Assignment Process (WVAP) Clearance Certificate for the lands. 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 for previous phases of development (Tillotson Phase 1), and payment of the water allocation costs for this site.

This phase of development requires an allocation of 53,048 m³/year (incorrectly reported as 48,268 m³/year in the February 12, 2024 report) and there is not currently sufficient capacity available in the Water Allocation System to support this phase. As such, this phase will be placed into the water allocation queue once it is eligible for assignment.

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

The Public Hearing for this Bylaw occurred on Monday, February 12, 2024.

Alternatives for Consideration

n/a

CAO Comments

I support second reading of this bylaw.

Attachment(s)

1. Bylaw 02-24 – First Reading Version

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March 25, 2024