

## BYLAW 17-24 – LAND USE BYLAW AMENDMENT

### Purpose

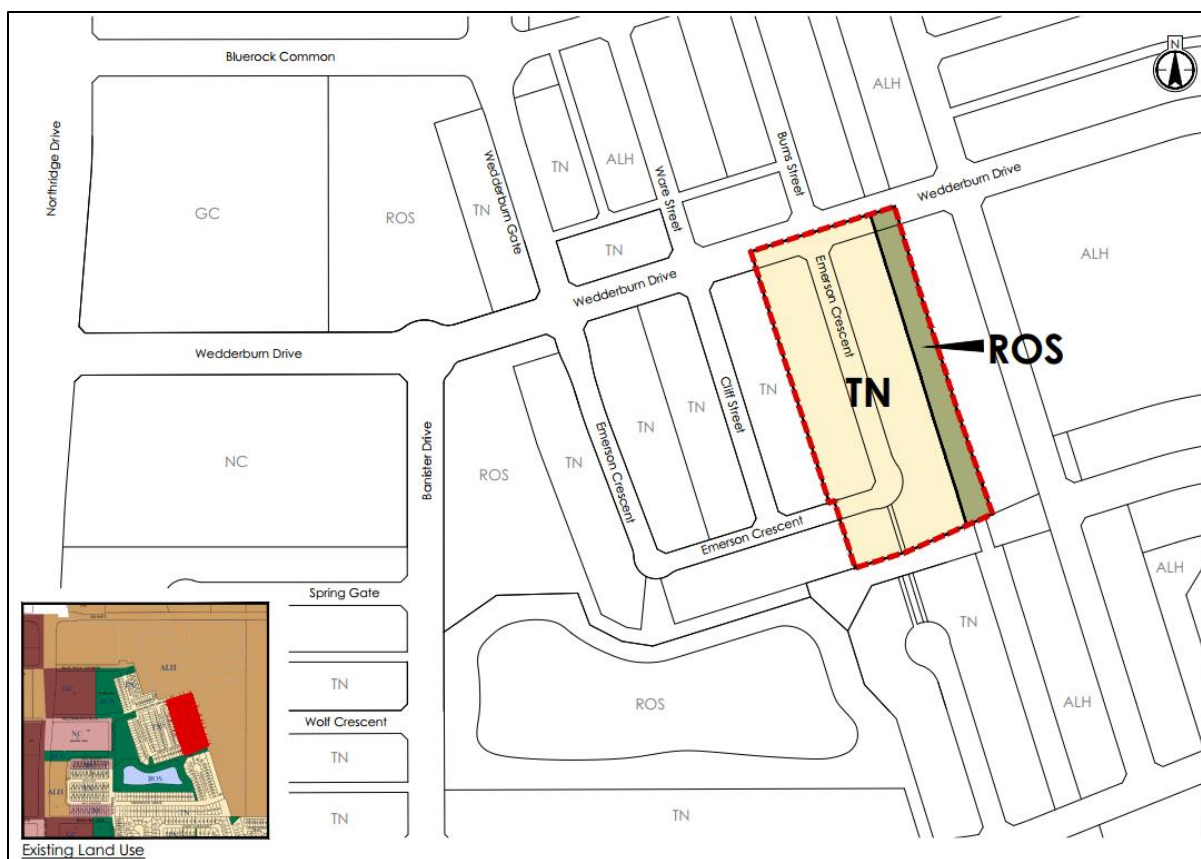
The purpose of Bylaw 17-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 2.77 hectares (6.85 ac) from Agriculture and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Recreation and Open Space District (ROS).

### Readings

This Bylaw is ready for first reading only. A public hearing is required prior to consideration of second reading.

### Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation of  $\pm 2.77$  hectares ( $\pm 6.85$  ac) from Agriculture and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Recreation and Open Space District (ROS) within the Wedderburn area. This application will facilitate the development of Wedderburn Phase 9.



The proposed redesignation is consistent with statutory plans and policies for the area, including the South Saskatchewan Regional Plan, the Calgary Metropolitan

Region Growth Plan, the Municipal Development Plan, and North Okotoks Area Structure Plan. The redesignation also aligns with the Wedderburn Outline Plan, with amendments approved by the Municipal Planning Commission on January 20, 2022.

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 17-24. Issuance of the WVAP Clearance Certificate is subject to, amongst other things, sufficient availability of water allocation for this site and payment of the water allocation costs for this site. A WVAP Clearance Certificate has not been issued for this phase at this time and is required prior to consideration of 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 May 27, 2024. The public hearing will be advertised in the Okotoks Western Wheel, on the Town Website, and notification will be mailed to all adjacent landowners.

### Alternatives for Consideration

n/a

### CAO Comments

I support first reading of this bylaw.

### Attachment(s)

1. Draft Bylaw 17-24

Prepared by:  
Craig Davies  
Planner  
April 11, 2023