

PUBLIC HEARING FOR 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 2.34 hectares (5.79 acres) of Lot 1, Block 1, Plan 181 0673 from Agricultural and Land Holdings District to Traditional Neighbourhood District and Recreation & Open Space District.

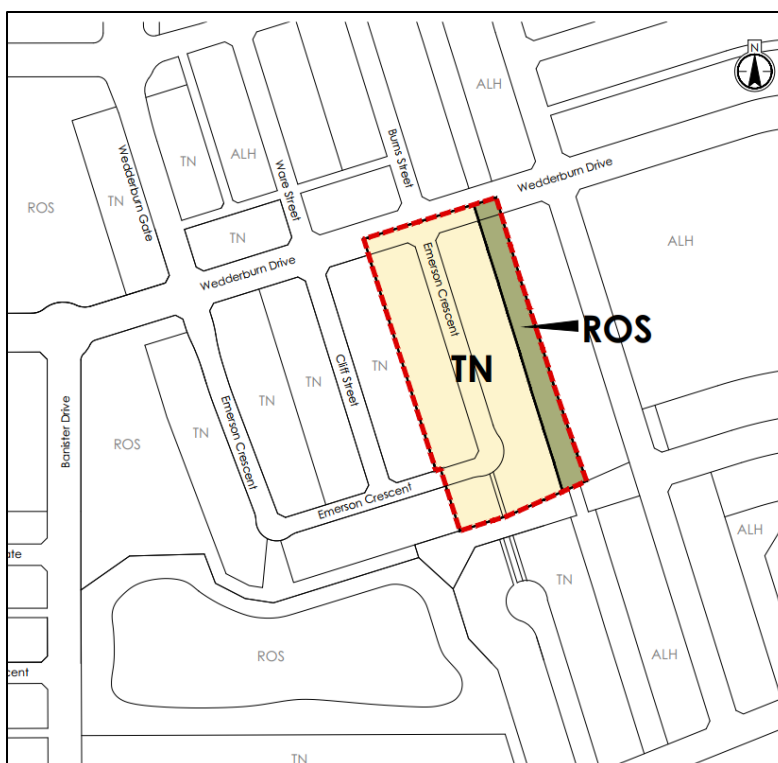
Readings

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

An amendment to the first reading version of Bylaw 17-24 is required to correct the redesignation area from approximately 2.77 hectares (6.85 acres) to 2.34 hectares (5.79 acres) as illustrated in the Redlined First Reading Version of Bylaw 17-24.

Report, Analysis and Financial Implications

An application has been received for a Land Use Redesignation of the lands identified as Phase 9 under the Wedderburn Outline Plan from Stantec Consulting Ltd. on behalf of the landowner and area developer United Lands Corporation Ltd. The proposed amendment would redesignate approximately 2.34 hectares (5.79 acres) of lands within the Wedderburn development area from Agricultural and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Recreation & Open Space District (ROS) as illustrated in the map below:



Plans and Policy Considerations

Regional and Intermunicipal Plans

Bylaw 17-24 is consistent with the South Saskatchewan Regional Plan and the Calgary Metropolitan Region Growth Plan.

Intermunicipal Development Plan (IDP)

The IDP does not provide any specific direction with regard to the development of the subject lands but they are located within the intermunicipal referral area. The proposed redesignation was circulated to Foothills County on March 1, 2024 and a response was provided indicating the County has no concerns with the application.

Municipal Development Plan (MDP)

Bylaw 17-24 supports the direction to maintain a supply of land for balanced growth (Policy 1.2.1) and prioritize and sequence growth (Policy 1.2.2) as the subject land provides an efficient extension of existing servicing infrastructure and supports the five year supply of serviced residential housing lots target.

North Okotoks Area Structure Plan (NOASP)

The subject area is located within the NOASP as part of the neighbourhood area, which will contain a diversity of residential housing types. Bylaw 17-24 is consistent with the direction of the ASP policies.

Wedderburn Outline Plan

The Wedderburn Outline Plan is a non-statutory neighbourhood scale plan that provides more detailed direction on the future subdivision and development of the area than the NOASP. The Outline Plan identifies the subject lands as future Traditional Neighbourhood (TN) District and Recreation & Open Space (ROS) District, the proposed amendment is consistent with these land use designations.

Water Allocation Policy CMD-P-3.10

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 sufficient availability of water allocation and payment of the water allocation costs for this site. This phase of development requires an allocation of 8,250 m³/year and there is currently 37,641 m³/year available in the Water Allocation System. Assignment to Wedderburn Phase 9 will be eligible for assignment once all previous phases for this developer have entered into subdivision servicing agreements (e.g. D'Arcy Phase 4).

Bylaw 17-24 received first reading on April 22, 2024. The first reading report and draft Bylaw 17-24 incorrectly identified the amendment area as 2.77 hectares (6.85 acres) instead of 2.34 hectares (5.79 acres). This error was identified after the initial May 8, 2024 publication in the Western Wheel and notifications to adjacent property owners were sent out. However, the error was corrected for the second newspaper advertisement and corrected letters to adjacent property owners were mailed.

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 Participation Strategy

This Public Hearing was advertised in the Okotoks Western Wheel on May 8th and May 15th as well as on the Town website. Written notice was mailed to all adjacent landowners in accordance with the requirements of the *Municipal Government Act* on May 8th and May 15th. No written correspondence were received at the time of report preparation.

Alternatives for Consideration

n/a

CAO Comments

Dependent upon the outcome of the Public Hearing, Bylaw 17-24 is available for second reading only. Although there is currently enough water in the water queue, the developer must complete additional requirements contained in the subdivision and servicing agreement prior to being eligible for third reading.

Attachment(s)

1. Bylaw 17-24 First Reading Version
2. Bylaw 17-24 Redlined First Reading Version
3. Proposed Land Use Map

Prepared by:
Craig Davies
Planner
May 18, 2024