

BYLAW 17-24 – LAND USE REDESIGNATION

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.

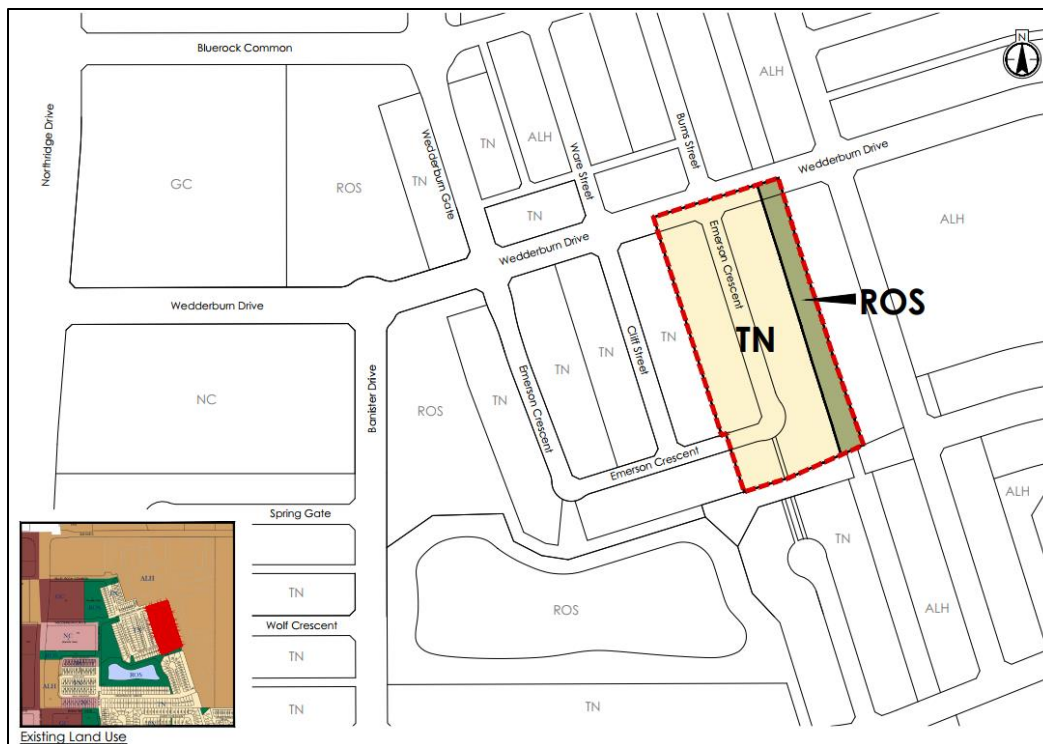
Readings

This Bylaw is ready for third reading.

Bylaw 17-24 received first reading on April 22, 2024, a Public Hearing was held and second reading given on May 27, 2024. 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 Wedderburn Phase 9 was received from Stantec on behalf of the landowner and area developer, Anthem. The application proposes the redesignation of approximately 2.34 hectares (5.79 acres) from Agricultural and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Recreation & Open Space District (ROS).



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. 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 D'Arcy Phase 4. These conditions were completed and a WVAP Clearance Certificate issued for the subject lands on May 29, 2024.

Development Capacity Assigned to Wedderburn Phase 9 Lands	8,250 m ³
Remaining Common Development Capacity	29,391 m ³

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 May 27, 2024 in accordance with the *Municipal Government Act*.

Alternatives for Consideration

n/a

CAO Comments

I support third reading of the bylaw.

Attachment(s)

1. Bylaw 17-22 Second Reading Version

Prepared by:
 Craig Davies
 Planner
 June 02, 2024