

BYLAW 26-24 – LAND USE BYLAW AMENDMENT

Purpose

The purpose of Bylaw 26-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 2.44 ha (6.02 acres) from Agricultural and Land Holdings District to Neighborhood Core District.

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 ±2.44 hectares (±6.02 acres) from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District within the Wedderburn area. This application will facilitate the development of Wedderburn Phase 12.

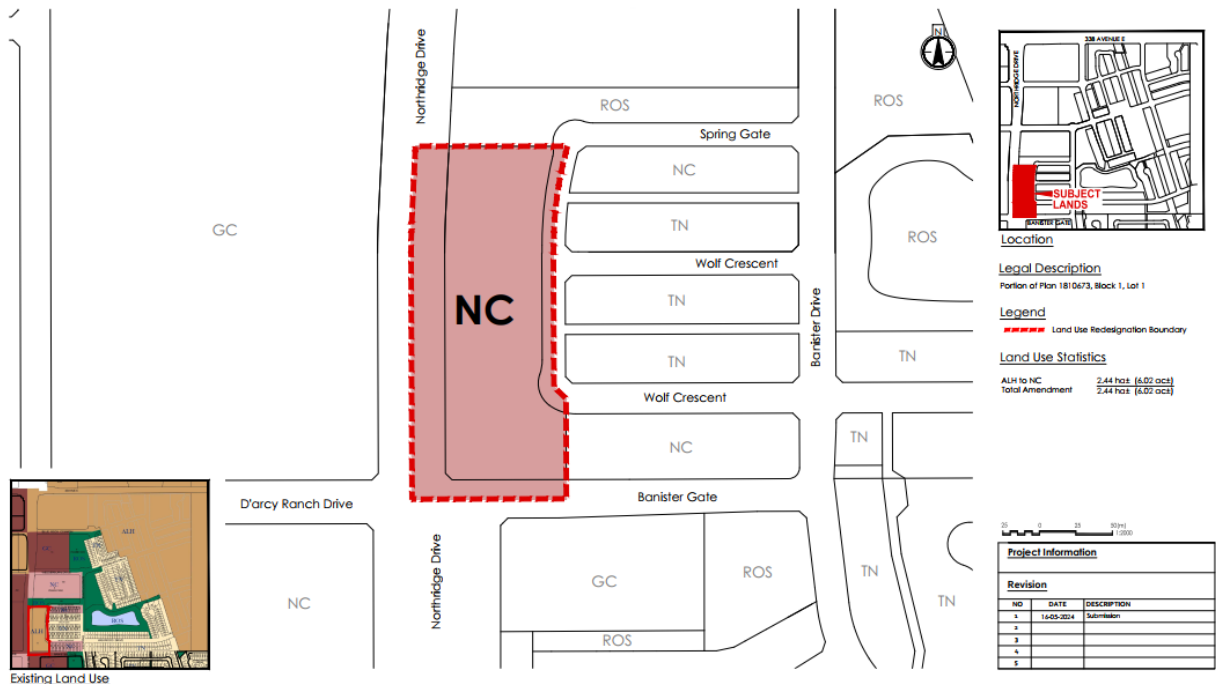


FIGURE 1.0 | WEDDERBURN
**Land Use Amendment
Phase 12**
PREPARED FOR: ANTHEM

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 Outline Plan contemplated 186 units on the subject parcel. The proposed redesignation contemplates 82 townhome units that falls within the acceptable range of the height and density of the Neighbourhood Core (NC) District. For row units, the NC District requires a minimum of three (3) units per parcel and a minimum of four (4) units per parcel for stacked units.

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 the Bylaw. 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 Priorities

<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		

Community Engagement Strategy

A public hearing is tentatively scheduled for September 23, 2024. The public hearing will be advertised in the Okotoks Western Wheel, 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 26-24 Land Use Bylaw Amendment

Prepared by:
Colton Nickel
Planner
July 22, 2024