

BYLAW 27-24 – LAND USE BYLAW AMENDMENT

Purpose

The purpose of Bylaw 27-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 1.66 ha (4.10 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 to amend Land Use Bylaw 17-21 by redesignating approximately 1.66 hectares (4.10 acres) of land comprising Lot 3, Block 9, Plan 181 0640 from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District. This land use redesignation will facilitate the development of D’Arcy Phase 14 and includes the area illustrated in the map below.



FIGURE 1.0 | D'ARCY LANDS
Land Use Amendment
Phase 14
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 Northwest Okotoks Area Structure Plan. The redesignation also aligns with the D’Arcy Ranch Outline Plan approved by the Municipal Planning Commission on February 16, 2017.

The D’Arcy Ranch Outline Plan anticipated 42 units on the subject parcel. The proposed redesignation contemplates 71 units which falls within the acceptable range of the height and density range of the Neighbourhood Core (NC) District.

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 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		

Community Engagement Strategy

A public hearing is tentatively scheduled for September 23, 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 27-24 – Land Use Bylaw Amendment

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 July 29, 2024