

PUBLIC HEARING FOR BYLAW 26-24 – LAND USE BYLAW AMENDMENT – WEDDERBURN PHASE 12

Purpose

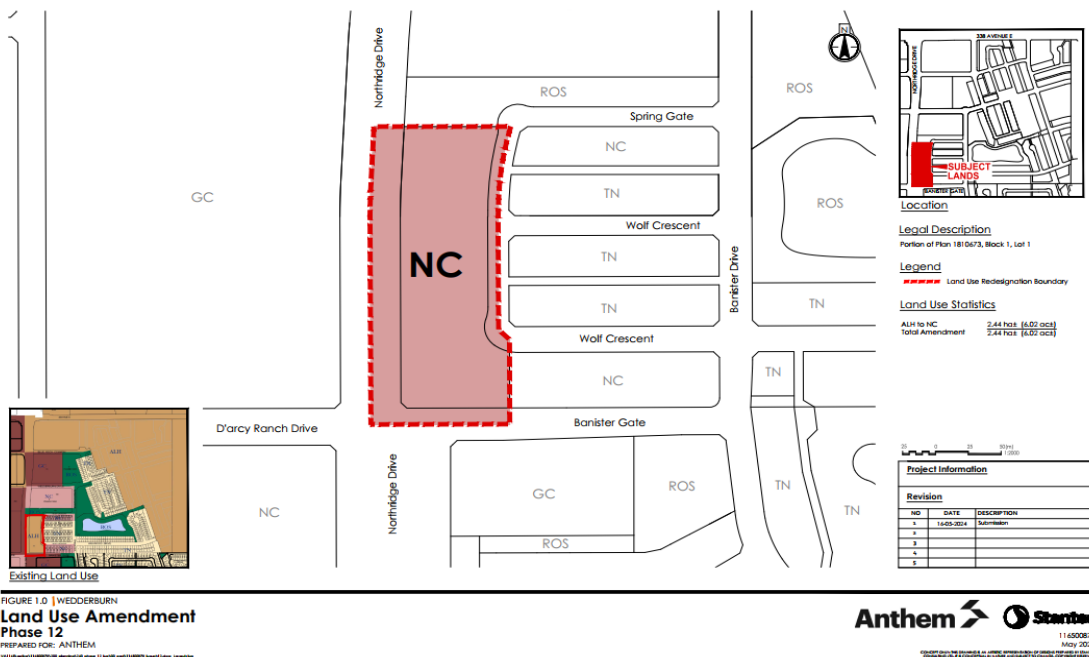
The purpose of Bylaw 26-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 2.44ha (+/- 6.02 acres) from Agricultural and Land Holdings District to Neighborhood Core District.

Readings

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

Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation of +/- 2.44 hectares (+/- 6.02 acres) from Agricultural and Land Holdings District (ALH) to Neighbourhood Core (NC) District within the Wedderburn area. This application will facilitate the development of Wedderburn Phase 12.



Plans and Policy Considerations

Regional and Intermunicipal Plans: Bylaw 26-24 is consistent with the South Saskatchewan Regional Plan and the Calgary Metropolitan Region Growth Plan. The Intermunicipal Development Plan (IDP) does not provide any specific direction regarding the development of the subject lands, but they are located within the intermunicipal referral area. The proposed redesignation was circulated to Foothills County on May 31, 2024, and a response was provided indicating the County has no concerns with the application.

Municipal Development Plan (MDP): Bylaw 26-24 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. The MDP has a strong focus on increasing housing diversity across the Town and integrating it throughout a community. This proposal further increases housing diversity in alignment with the MDP's policies and objectives.

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 26-24 is consistent with the direction of the Area Structure Plan (ASP) policies in terms of providing additional multi-residential housing options and increasing the housing diversity and unit types within the community of Wedderburn.

Wedderburn Outline Plan: The Outline Plan contemplated 186 units on the subject parcel. The proposed redesignation contemplates 82 townhome units; this 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.

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 26-24. 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 14,268 m³/year and there is currently 33,819 m³/year available in the Water Allocation System. An invoice has been issued to the developer for the available water allocation. Once payment has been received and the Clearance Certificate is issued, Council may consider 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

The Public Hearing for this Bylaw was advertised in the Western Wheel on September 4 and September 11, 2024, the Town's webpage, and by direct mail to Plan area and adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606]. No written correspondence was received at the time of report preparation.

Alternatives for Consideration

n/a

CAO Comments

I support second reading of the bylaw. Third reading will occur when compliance and payment has been received from developer in alignment with our Water Verification and Assignment Process.

Attachment(s)

1. Bylaw 26-24 - Land Use Bylaw Amendment - First Reading Version
2. Proposed Land Use Map

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September 06, 2024