

PUBLIC HEARING FOR BYLAW 27-24 – LAND USE BYLAW AMENDMENT – D’ARCY PHASE 14

Purpose

The purpose of Bylaw 27-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 1.66ha (+/- 4.10 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 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.

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 12,354 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.

<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]. There were two (2) written submissions 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 the Town’s Water Verification and Assignment Process.

Attachment(s)

1. Bylaw 27-24 - Land Use Bylaw Amendment - First Reading Version
2. Public Hearing Written Submission.1
3. Public Hearing Written Submission.2

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 Planner
 September06, 2024