

**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 Neighbourhood Core District.

**Readings**

This Bylaw is ready for third 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 and aligns 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 density range of the Neighbourhood Core (NC) District. These increased numbers support the MDP’s policy goals of increasing densities to provide transit-supportive communities with a range of housing types for all life stages, socioeconomic backgrounds and demographics.

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 m<sup>3</sup>/year and there is currently 33,819 m<sup>3</sup>/year available in the Water Allocation System. The developer has now paid for their water allocation which allows this to move forward to third reading.

<input checked="" type="checkbox"/>	Responsibly Managed Growth
<input type="checkbox"/>	Strong Local Economy
<input type="checkbox"/>	Organizational Excellence

<input type="checkbox"/>	Demonstrated Environmental Leadership
<input type="checkbox"/>	Enhanced Culture & Community Health

**Community Engagement Strategy**

The Public Hearing for this Bylaw was held on September 23, 2024. The developer and their consultant spoke in support of the Bylaw at the Public Hearing. There were two (2) written submissions and eight verbal presentations at the hearing in opposition to the redesignation application.

**Alternatives for Consideration**

n/a

**CAO Comments**

As the Town has now received payment for the Water allocation, this can proceed to third reading.

**Attachment(s)**

1. Bylaw 27-24 - Land Use Bylaw Amendment - Second Reading Version