

BYLAW 33-24 LAND USE BYLAW AMENDMENT – RIDGEMONT PHASE 1

Purpose

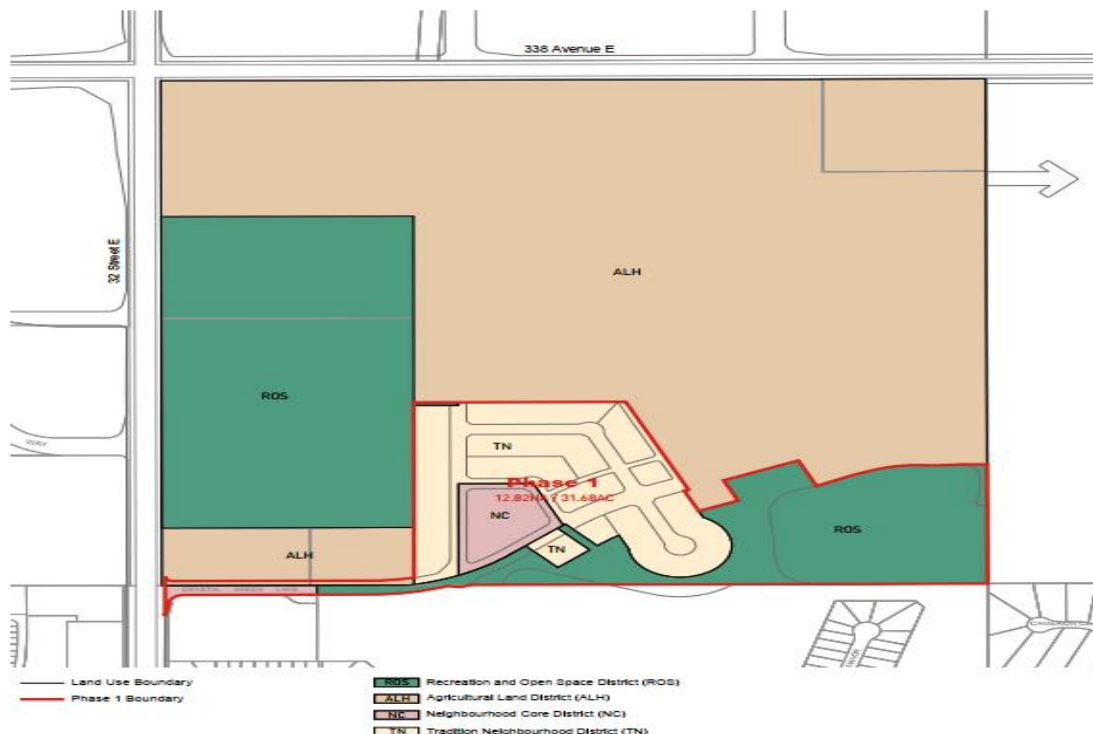
The purpose of Bylaw 33-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 12.82 ha (+/- 31.68 acres) of land within the Ridgemont North Area Structure Plan from Agricultural and Land Holdings (ALH) District to Neighbourhood Core (NC) District, Traditional Neighbourhood (TN) District, and Recreation & Open Space (ROS) 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 ±12.82 hectares (±31.68 acres) from Agriculture and Land Holdings District (ALH) to Neighbourhood Core (NC) District, Traditional Neighbourhood (TN) District, and Recreation & Open Space (ROS) District within the proposed Ridgemont Neighbourhood Area Structure Plan (NASP) Area. This application will facilitate the development of Ridgemont Phase 1. Although first reading and the subsequent Public Hearing and potential second reading (pending Council decision) will run concurrent with the NASP, third reading will not be considered until appropriate water allocation is available in the queue. Therefore, this application cannot be fully approved until a Ridgemont NASP is approved and in place.



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, Trilogy Plains Area Structure Plan, and draft Ridgemont NASP.

The proposed total units for this first phase of Ridgemont is approximately 154 to 171 total units. The average density is 4.9 to 5.4 units per acre (UPA) because this phase includes approximately 33 percent of the total open space (Municipal Reserve) as well as the storm pond (PUL) within it. With these elements included in the total land area and disproportionately larger than what will be included in subsequent phases, the density in this phase is much lower. Subsequent phases will be a higher density, which will work to ensure the overall community meets the minimum 12 UPA. Administration tracks a development's UPA on a phase-by-phase basis. The applicant submitted overall density calculations for the entirety of the community with the NASP to assist in the overall tracking and ensure the community is on track as it develops and moves forward with more dense phases. Phases 2 and 3 are in the approximate 7 to 8 UPA range while Phases 4 and 5 are in the approximate 9-17 UPA range due to the increased amount of multi-residential sites within them.

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 requirements, 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 November 25, 2024. The public hearing will be advertised in the Okotoks Western Wheel, Town website, and by direct mail to adjacent landowners in accordance with the requirements of the *Municipal Government Act* [Section 606].

Alternatives for Consideration

n/a

CAO Comments

I recommend first reading to begin the public notification and hearing processes required by the *Municipal Government Act*.

Attachment(s)

1. Bylaw 33-24 Land Use Bylaw Amendment – Ridgemont Phase 1

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October 11, 2024