

BYLAW 02-24 – LAND USE REDESIGNATION

Purpose

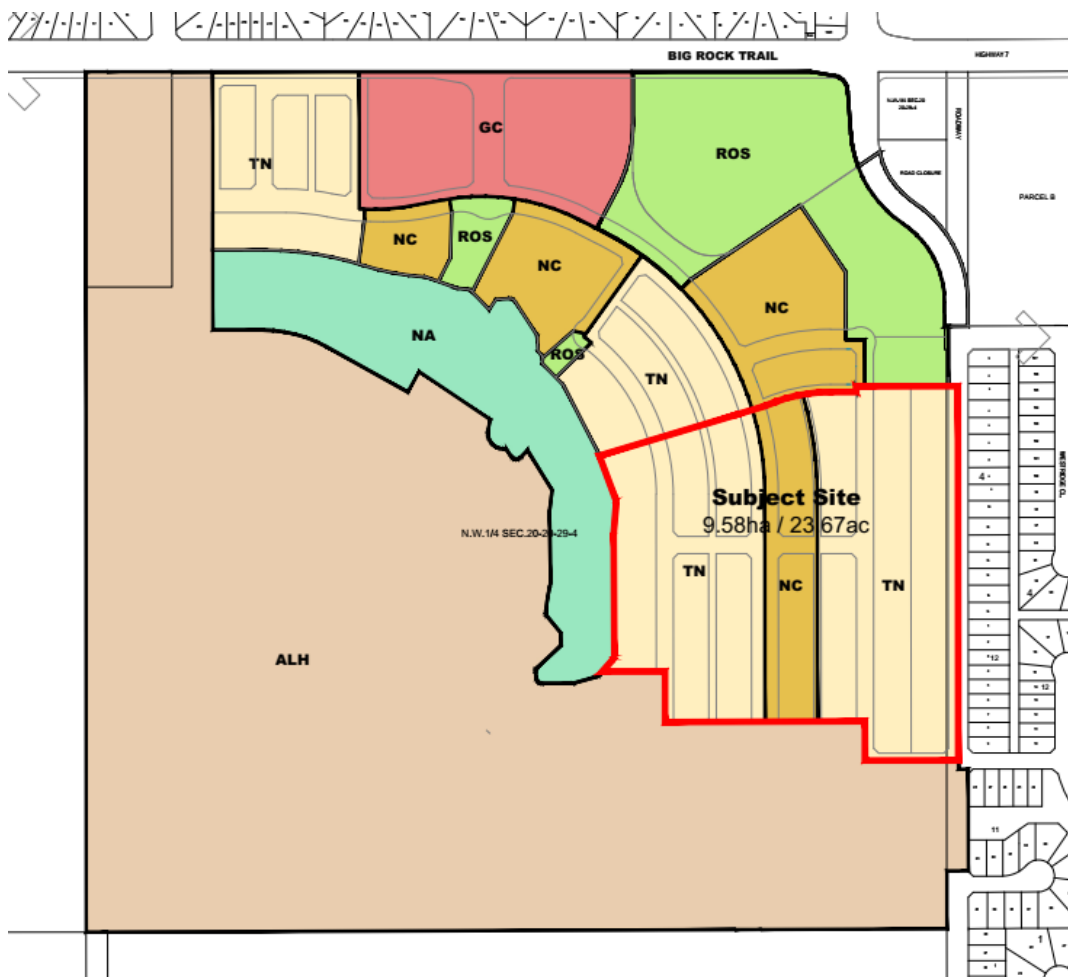
The purpose of Bylaw 02-24 is to amend Land Use Bylaw 17-21 by redesignating approximately 9.58 hectares (23.67 acres) of NW 20-20-29 W4M from Agricultural and Land Holdings District to Traditional Neighbourhood District and Neighbourhood Core District.

Readings

This Bylaw is ready for third reading.

Report, Analysis and Financial Implications

Bylaw 02-24 proposes to amend the Land Use Bylaw by redesignating approximately 9.58 hectares (23.67 acres) of lands within the Tillotson development area from Agricultural and Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Neighbourhood Core District (NC) as illustrated in the map below.



The proposed amendment is consistent with statutory plans in place for the area.

Bylaw 02-24 received first reading on January 8, 2024 and a public hearing was held on February 12, 2024. Second reading was given on April 8, 2024 with third reading being deferred in accordance with the Water Allocation Policy until such time as a Water Verification and Assignment Process (WVAP) Clearance Certificate for the lands is issued. Since that time, the Developer has addressed the preconditions of assigning development capacity to this phase, including entering into a subdivision servicing agreement for Tillotson Phase 1, and payment of the water allocation costs for this site.

This phase of development requires an allocation of 51,254m³/year, which leaves 110,159m³/year available for assignment to other pending land use redesignations and development permit applications.

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

Engagement with the community for the subject area was undertaken with the development of the Tillotson Neighbourhood Area Structure Plan and a Public Hearing Meeting for this Bylaw was held on February 12, 2024.

Alternatives for Consideration

n/a

Acting CAO Comments

Advancing Tillotson Phase 2 to third reading is appropriate as all land use and servicing requirements for Phase 1 have been completed and Water Verification for Phase 2 has been issued.

Attachment(s)

1. Bylaw 02-24 Land Use Redesignation - Tillotson Phase 2 - Second Reading Version

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