

## BYLAW 10-25 – LAND USE BYLAW REDESIGNATION

### Purpose

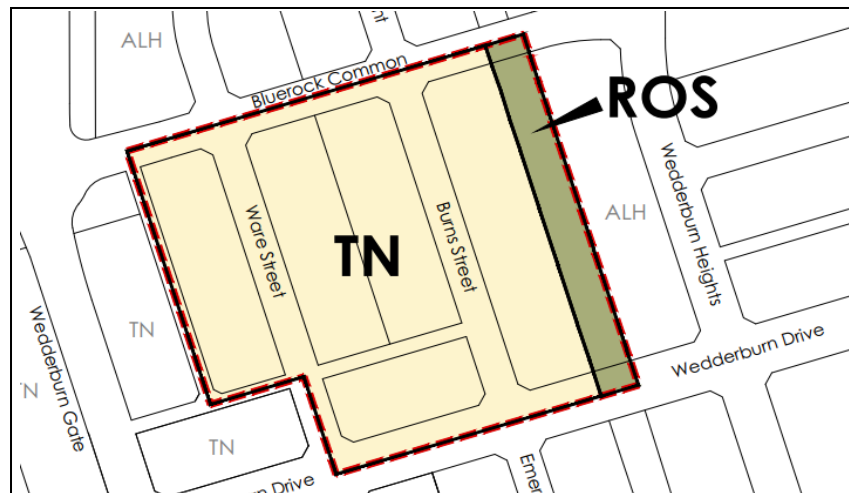
The purpose of Bylaw 10-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 3.26 hectares (8.05 acres) of land comprising Lot 1, Block 1, Plan 181 0673 from Agricultural & Land Holdings District to Traditional Neighbourhood District and Recreation & Open Space District.

### 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 to amend Land Use Bylaw 17-21 by redesignating approximately 3.26 hectares (8.05 acres) of land comprising Lot 1, Block 1, Plan 181 0673 from Agricultural & Land Holdings District (ALH) to Traditional Neighbourhood District (TN) and Recreation & Open Space District (ROS). This land use redesignation will facilitate the development of Wedderburn Phase 8.



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 Wedderburn Outline Plan originally approved by the Municipal Planning Commission on May 18, 2017 and amended on January 20, 2022.

The application proposes 54 residential units which is consistent with the Wedderburn Outline Plan for this particular portion of the plan area.

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 10-25. Issuance of the WVAP Clearance Certificate is subject to, amongst other things, 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**

Initial community engagement occurred during the drafting of the North Okotoks Area Structure Plan and the Wedderburn Outline Plan. This application is in alignment with those plans. A public hearing is scheduled for March 24, 2025. The public hearing will be advertised in the Okotoks Western Wheel, on the Town’s website, and notification will be mailed to all adjacent landowners.

**Alternatives for Consideration**

n/a

**CAO Comments**

I support first reading of this bylaw.

**Attachment(s)**

1. Bylaw 10-25 – Land Use Bylaw Redesignation DRAFT
2. Wedderburn Outline Plan

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