

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

### Purpose

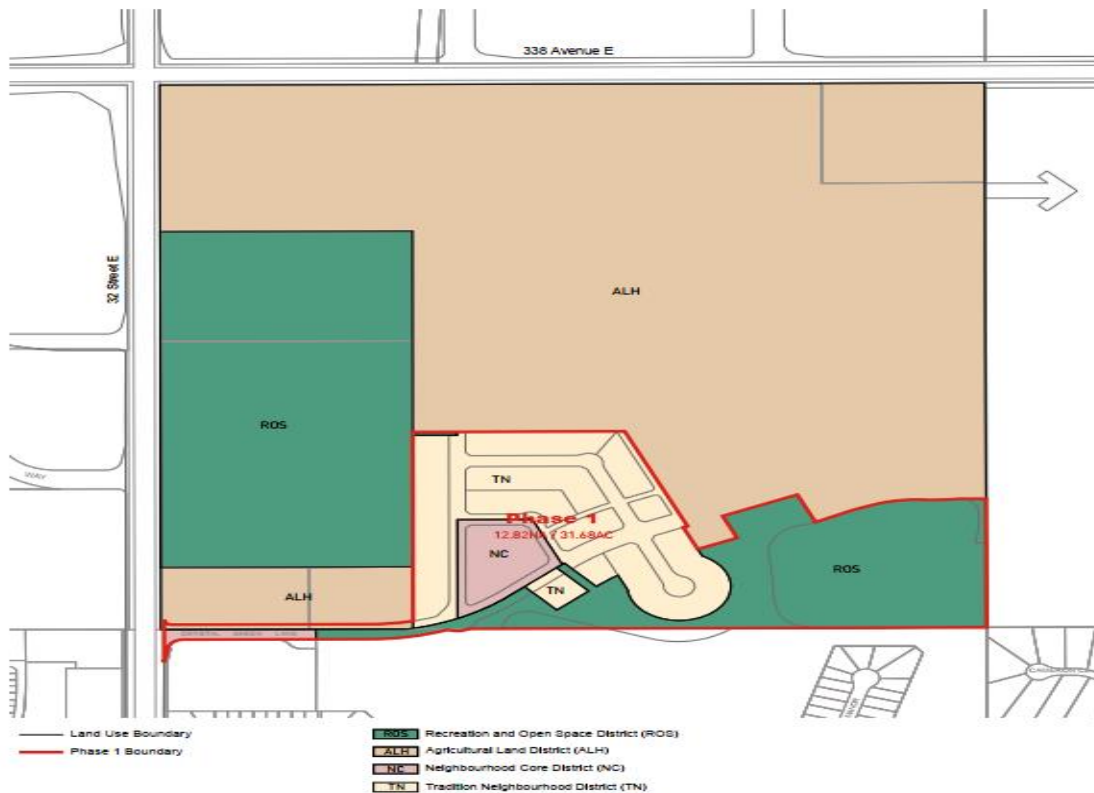
The purpose of Bylaw 33-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 12.82 hectares (+/- 31.68 acres) of land within the Ridgemont North Area Structure Plan from Agricultural & Land Holdings District to Neighbourhood Core District, Traditional Neighbourhood District, and Recreation & Open Space District.

### Readings

This Bylaw is ready for third reading.

### Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation of approximately +/- 12.82 hectares (+/- 31.68 acres) of land from Agricultural & Land Holdings District (ALH) to Neighbourhood Core District (NC), Traditional Neighbourhood District (TN), and Recreation & Open Space District (ROS). This application will facilitate the development of Ridgemont Phase 1 in alignment with the plans and policies in the Ridgemont Neighbourhood Area Structure Plan (NASP).



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.

Bylaw 33-24 received first reading on October 28, 2024 and a public hearing was held on November 25, 2024. Second reading was given on November 25, 2024 with third reading being deferred in accordance with the Water Allocation Policy CMD-P-3.10 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 such as payment of the water allocation costs for this site.

This phase of development requires an allocation of 33,242m<sup>3</sup>/year, which leaves capacity 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 Ridgemont NASP and a public hearing was held and second reading given to Bylaw 33-24 on November 25, 2024.

**Alternatives for Consideration**

n/a

**CAO Comments**

As the applicant is now in compliance with the water allocation policies and fee payment, third reading can proceed.

**Attachment(s)**

1. Bylaw 33-24 Land Use Bylaw Amendment - Ridgemont Phase 1 SECOND READING VERSION

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