

BYLAW 11-25 – LAND USE BYLAW REDESIGNATION

Purpose

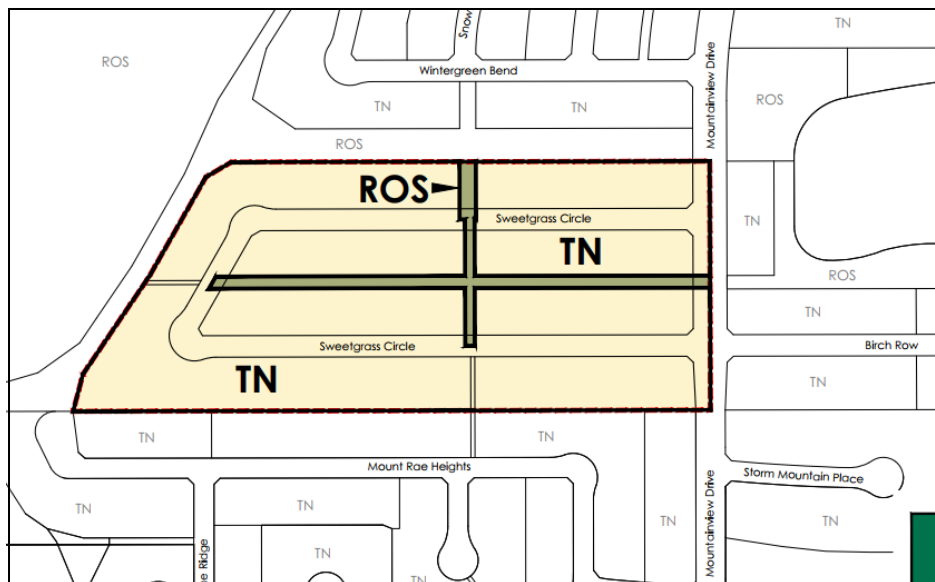
The purpose of Bylaw 11-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 7.81 hectares (19.31 acres) of land comprising Lot 3, Block 9, Plan 181 0640 from Agricultural & Land Holdings District to Traditional Neighbourhood District and Recreation & Open Space District.

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 7.81 hectares (19.31 acres) of land comprising Lot 3, Block 9, Plan 181 0640 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 D'Arcy Phase 15.



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 D'Arcy Ranch Outline Plan approved by the Municipal Planning Commission on February 16, 2017.

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 11-25. 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 Northwest Okotoks Area Structure Plan and the D’Arcy 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 11-25 Land Use Bylaw Redesignation DRAFT
2. D’Arcy Phase 15 Land Use Redesignation Map
3. D’Arcy Outline Plan

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