

BYLAW 12-25

A BYLAW OF THE TOWN OF OKOTOKS IN THE PROVINCE OF ALBERTA TO AMEND SOUTHWEST OKOTOKS AREA STRUCTURE PLAN BYLAW 22-02

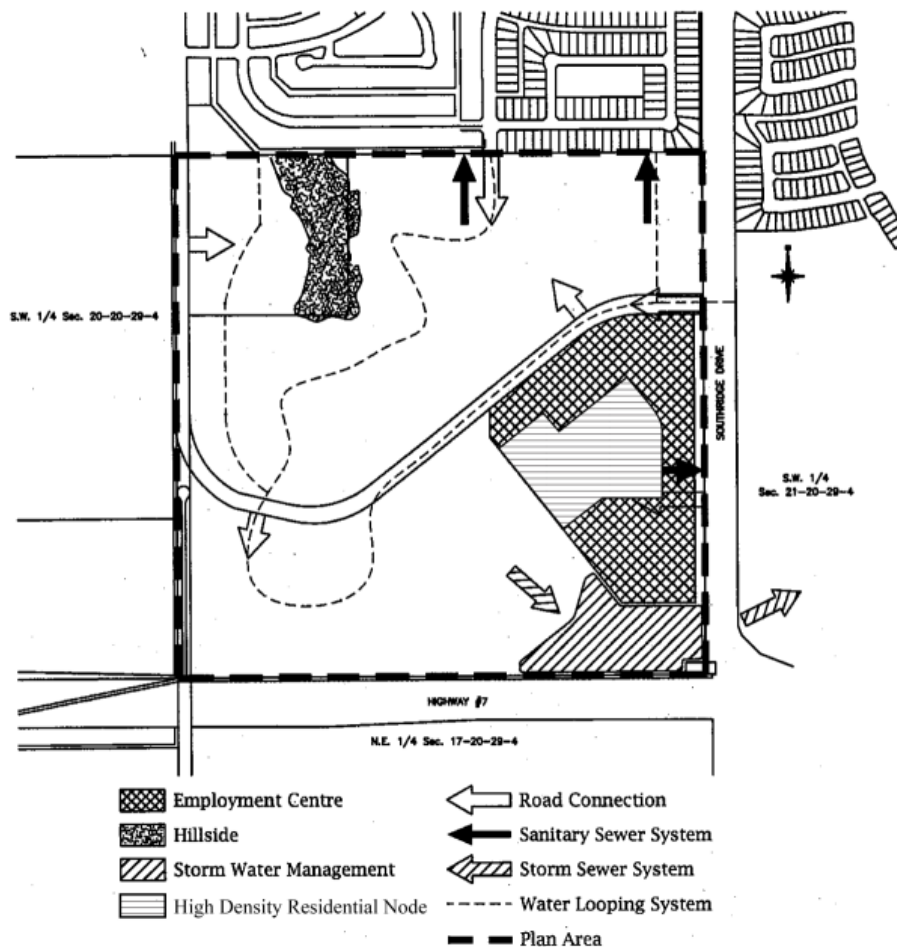
WHEREAS pursuant to the provisions in the *Municipal Government Act (MGA)*, RSA 2000, c. M-26 and amendments thereto, Council of the Town of Okotoks (Council) has adopted Bylaw 22-02, being a bylaw to adopt the Southwest Okotoks Area Structure Plan; and

WHEREAS Council deems it desirable to amend Bylaw 22-02.

NOW THEREFORE Council of the Town enacts that Bylaw 22-02 is amended as follows:

1. Schedule "A". Figure 5. DESIGN CONSIDERATIONS, is amended by deleting Figure 5. DESIGN CONSIDERATIONS in its entirety and replacing it with the following:

Figure 5 – DESIGN CONSIDERATIONS

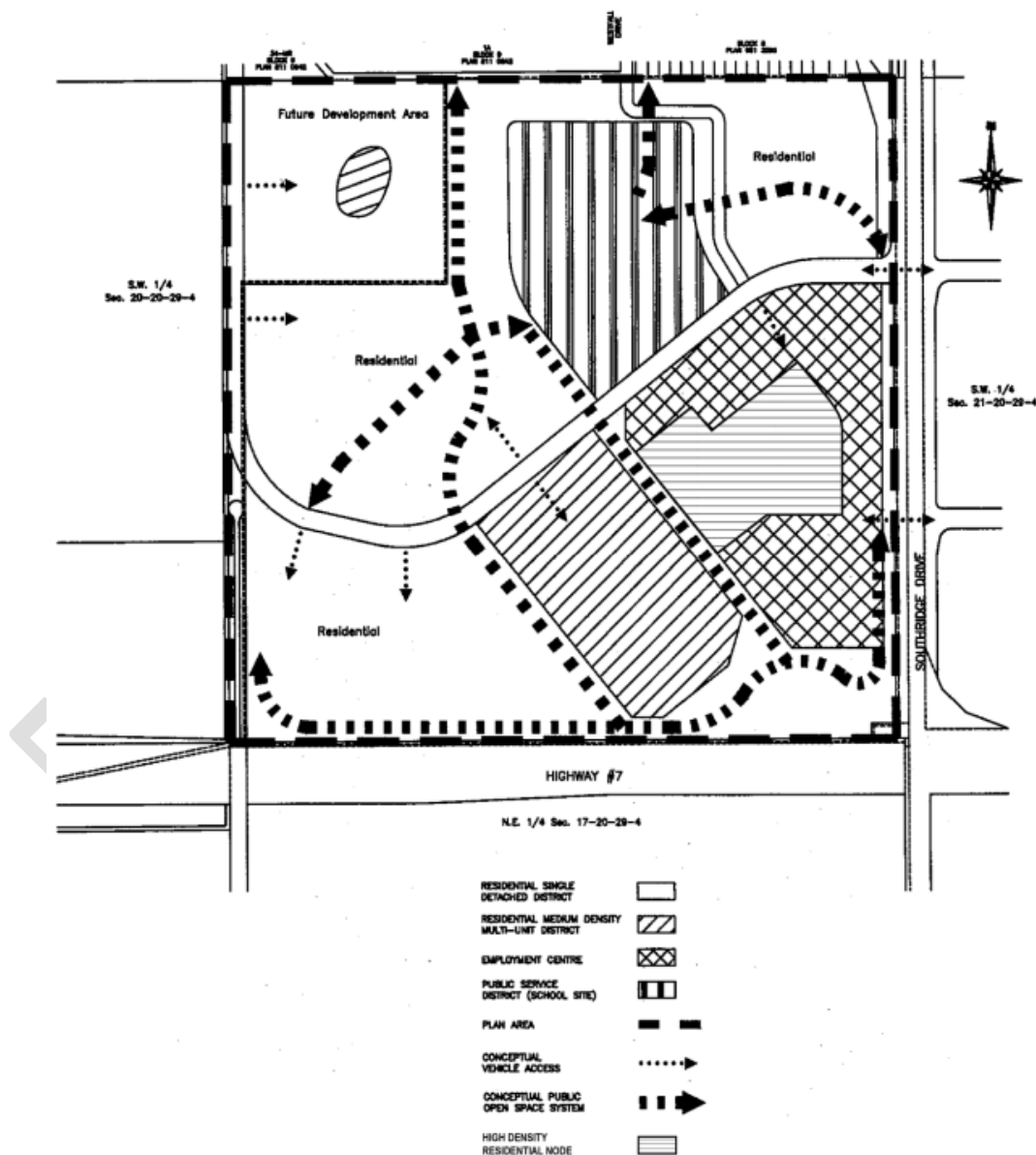


2. Schedule "A". Under section 3.0. DEVELOPMENT PLAN, subsection 3.1, the table labelled "Range of land uses:" is amended by deleting the rows "Multi-unit residential including Senior Citizen Campus" and "Commercial" in their entirety and inserting the following two (2) rows to the table after the row "Residential single family":

Multi-unit residential including Senior Citizen Campus	24	15.28%
Commercial	17.61	11.22%

3. Schedule "A". Figure 6. DEVELOPMENT PLAN, is amended by deleting Figure 6. DEVELOPMENT PLAN in its entirety and replacing it with the following:

Figure 6 – DEVELOPMENT PLAN

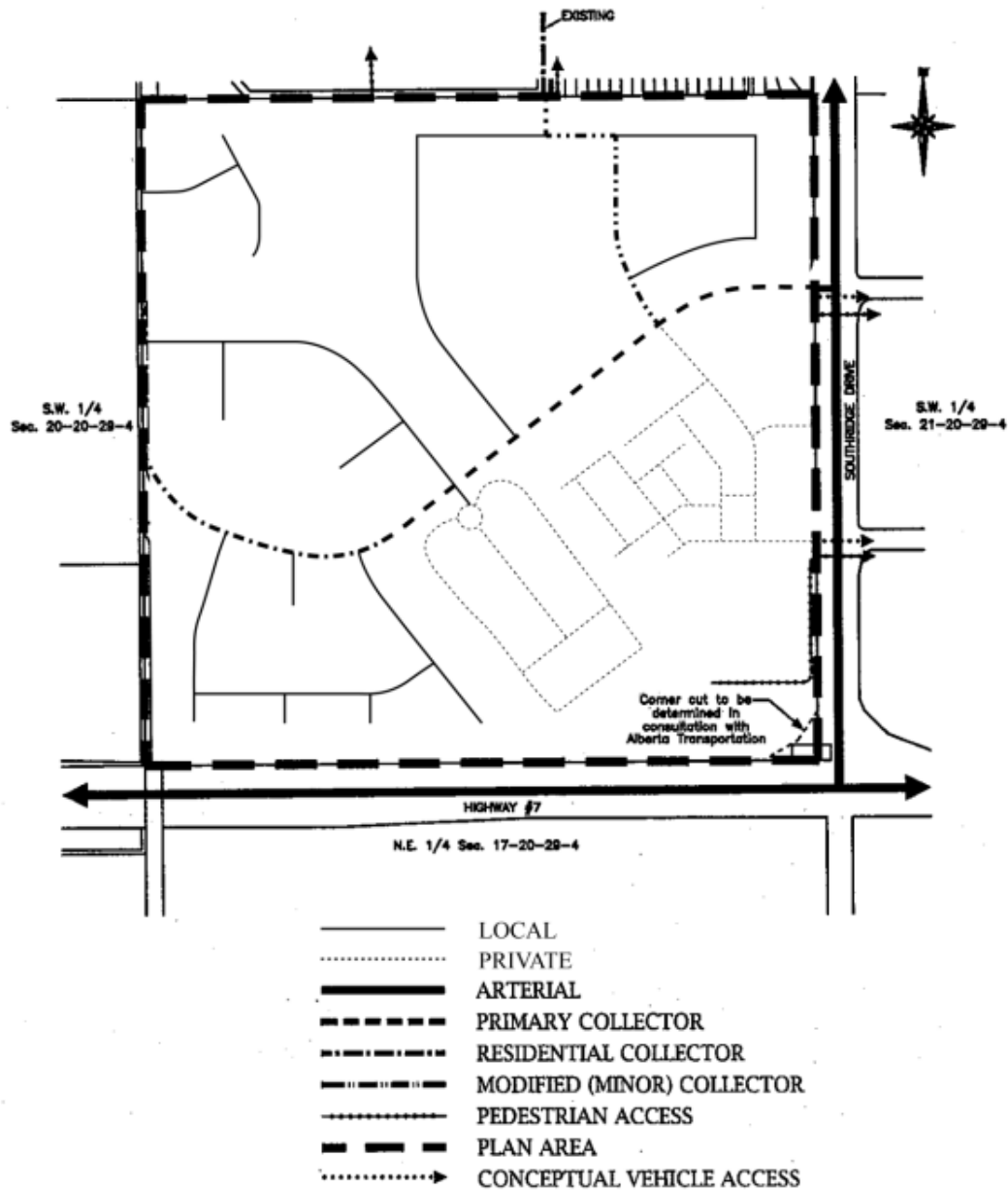


4. Schedule "A". Under section 4.0. PLAN POLICIES, subsection 4.3 Residential, is amended by removing the following sentence from the end of the first paragraph: "Of these, 160 dwelling units are to be a non-single-detached (non-traditional) housing form." And adding the following sentence to the end of the first paragraph: "Of these, 391 dwelling units are to be a non-single-detached (non-traditional) housing form."
5. Schedule "A". Under section 4.0. PLAN POLICIES, subsection 4.4 Commercial, is amended by:
 - 5.1 Adding the following sentence at the end of the first paragraph: "A proposed High Density Residential Node is located in the centre of the Gateway Commercial Site."; and
 - 5.2 Deleting the following words at the end of 4.4a) "9.92 ha (24.5 acres)" and replacing them with "7.06 ha (17.46 acres)"; and
 - 5.3 Adding a new subsection 4.4d) as follows: "d) Vehicular access and connectivity shall be provided between the Gateway Commercial site and High Density Residential Node along Westmount Rd."; and
 - 5.4 Adding a new subsection 4.4e) as follows: "e) Development in the adjacent High Density Residential Node shall integrate pedestrian pathways to provide connections to Gateway Commercial amenities."
6. Schedule "A". Under section 4.0. PLAN POLICIES, a new subsection 4.6f) is added as follows:

"f) A transportation impact assessment (TIA) shall be required for development occurring in the High Density Residential Node."

7. Schedule "A". Figure 7. TRANSPORTATION SYSTEM, is amended by deleting Figure 7. TRANSPORTATION SYSTEM in its entirety and replacing it with the following:

Figure 7 – TRANSPORTATION SYSTEM



This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 22-02 and any amendments thereto are hereby amended.

READ A FIRST TIME this 10th day of March 2025.

READ A SECOND TIME this day of 2025.

READ A THIRD TIME AND PASSED this day of 2025.

Mayor

Chief Administrative Officer