

BYLAW 10-25 LAND USE BYLAW REDESIGNATION – WEDDERBURN PHASE 8

Purpose

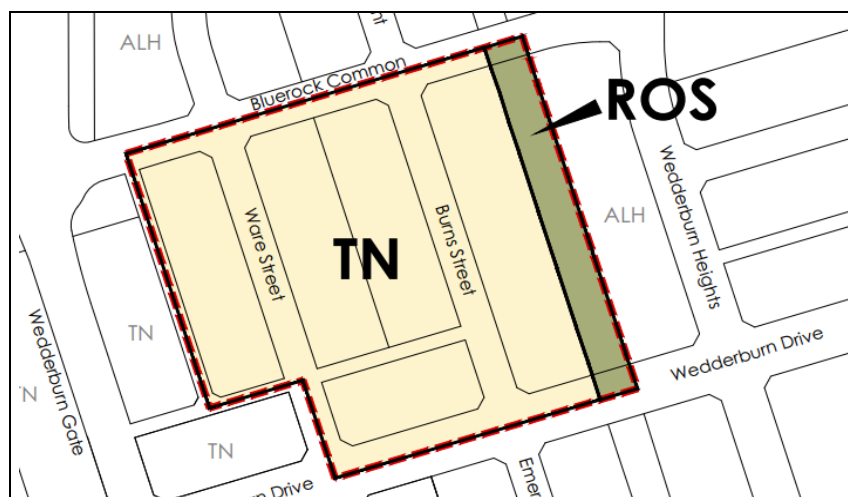
The purpose of Bylaw 10-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 3.26 hectares (8.05 acres) of land comprising Lot 1, Block 1, Plan 181 0673 from Agricultural & Land Holdings District to Traditional Neighbourhood District and Recreation & Open Space District.

Readings

This Bylaw is ready for third 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 Municipal Development Plan, and the 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 been issued and paid by the developer for this phase of development and third reading can now be considered by Council.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Responsibly Managed Growth	<input type="checkbox"/>	Demonstrated Environmental Leadership
<input checked="" type="checkbox"/>	Strong Local Economy		
<input type="checkbox"/>	Organizational Excellence	<input checked="" type="checkbox"/>	Enhanced Culture & Community Health

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 was held on March 24, 2025.

Alternatives for Consideration

n/a

CAO Comments

I support third reading of the Bylaw as payment has been received and the water verification clearance certificate has been issued.

Attachment(s)

1. Bylaw 10-25 Land Use Bylaw Redesignation – Second Reading Version

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