

BYLAW 11-25 LAND USE BYLAW REDESIGNATION - D'ARCY PHASE 15

Purpose

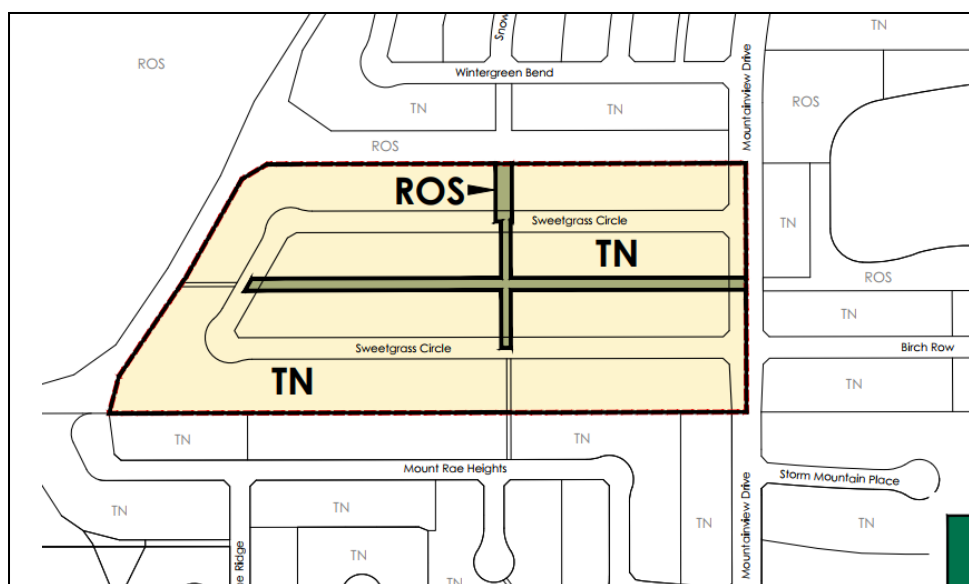
The purpose of Bylaw 11-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 7.81 hectares (19.31 acres) of land comprising Lot 3, Block 9, Plan 181 0640 from Agricultural & Land Holdings District to Traditional Neighbourhood District and Recreation & Open Space District.

Readings

This bylaw is ready for third 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 Municipal Development Plan, and the 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 proposes 141 residential units, consistent with this portion of the plan area in the D'Arcy Outline Plan.

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

Community Engagement Strategy

A public hearing was held on March 24, 2025 and no further community engagement is planned or required.

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 11-25 Land Use Redesignation – D’Arcy Phase 15 - Second Reading Version

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March 26, 2025