



BYLAW 08-25 LAND USE BYLAW AMENDMENT – 800-200 SOUTHRIDGE DRIVE

Purpose

The purpose of Bylaw 08-25 is to amend Land Use Bylaw 17-21 by redesignating approximately 2.85 ha (7.04 acres) of land comprising Lot 11, Block 1, Plan 051 3261 from the General Commercial District to the Neighbourhood Core District.

Readings

This Bylaw is ready for third and final reading.

Report, Analysis and Financial Implications

The Town has received an application to amend Land Use Bylaw 17-21 by redesignating approximately 2.85 hectares (7.04 acres) of land comprising Lot 11, Block 1, Plan 051 3261, from the General Commercial District (GC) to the Neighbourhood Core District (NC). This land use redesignation will facilitate the development of approximately 256 residential units on the site (subject to the development permit application).

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 Southwest Okotoks Area Structure Plan. The application proposes approximately 256 residential units (subject to DP submission).

The application is subject to the 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 08-25. 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 and third reading can now be considered by Council.

<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

An open house was held for this application on November 21, 2024, at the Viking Rentals Centre, with approximately 300 postcards sent to surrounding residents. 21 residents attended the open house. A public hearing was held on April 14, 2025, as advertised in the Okotoks Western Wheel, Town website, and by direct mail to adjacent landowners in accordance with the requirements of section 606 of the *Municipal Government Act*.

Alternatives for Consideration

n/a

CAO Comments

As the water clearance certificate requirements have now been met, this bylaw is ready for third reading.

Attachment(s)

1. Bylaw 08-25 Land Use Redesignation – 800-200 Southridge Drive - Second Reading Version

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