

BYLAW 10-26 – LAND USE BYLAW AMENDMENT – WEDDERBURN PHASE 11

Purpose

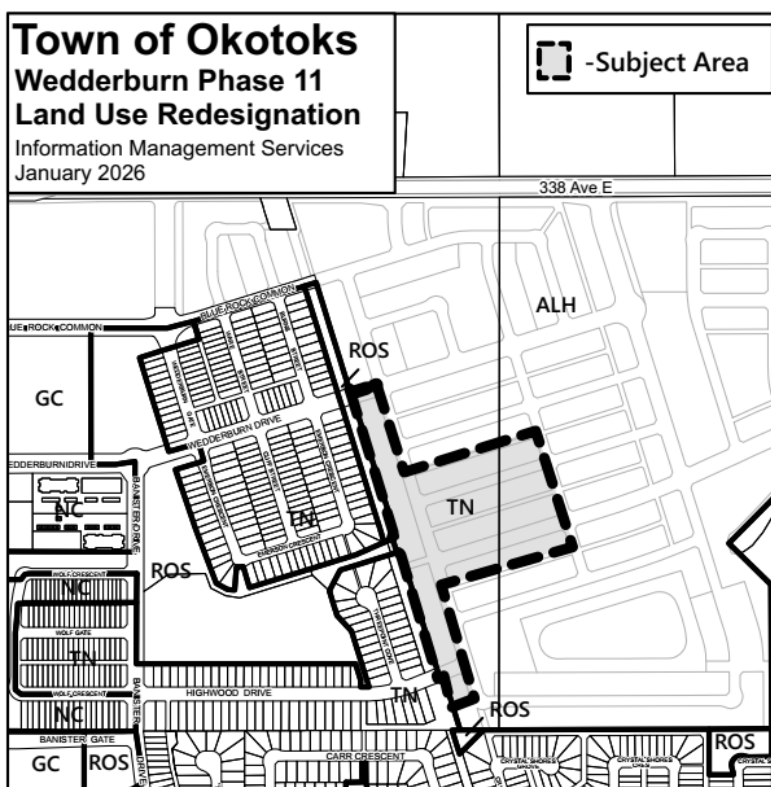
The purpose of Bylaw 10-26 is to amend Land Use Bylaw 17-21 by redesignation approximately +/- 5.99 ha (14.80 ac) within Lot 1, Block 1, Plan 181 0673 and NE-33-20-29-W4M from Agricultural and Land Holdings District to Traditional Neighbourhood District.

Readings

This Bylaw is ready for first reading only.

Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation of +/- 5.99 ha (14.80 ac) within Lot 1, Block 1, Plan 181 0673 and NE-33-20-29-W4M from Agricultural and Land Holdings (ALH) District to Traditional Neighbourhood (TN) District within the Wedderburn community. This application will facilitate the development of Wedderburn Phase 11.



Plans and Policy Considerations

Regional and Intermunicipal Plans: Bylaw 10-26 is consistent with the South Saskatchewan Regional Plan. The Intermunicipal Development Plan (IDP) does not provide any specific direction regarding the development of the subject lands, but they are located within the

intermunicipal referral area. The proposed redesignation was circulated to Foothills County on December 17, 2025, and a response was provided indicating the County has no concerns with the application.

Municipal Development Plan (MDP): Bylaw 10-26 supports the direction to maintain a supply of land for balanced growth (Policy 1.2.1) and prioritize and sequence growth (Policy 1.2.2) as the subject land provides an efficient extension of existing servicing infrastructure and supports the five-year supply of serviced residential housing lots target.

North Okotoks Area Structure Plan (NOASP): The subject area is located within the NOASP and in alignment with this plan. Bylaw 10-26 is consistent with the direction of the Area Structure Plan (ASP) policies in terms of providing residential housing in proximity to open space, commercial and within a grid-like street network with multi-modal transportation options.

Wedderburn East Neighbourhood Area Structure Plan: This application is consistent with the approved Wedderburn East Neighbourhood Area Structure Plan in terms of housing types, road network and overall design.

Water Allocation Policy CMD-P-3.10: 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 10-26. Issuance of the WVAP Clearance Certificate is subject to sufficient availability of water allocation and payment of the water allocation costs for this site.

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"/>	Enhanced Culture & Community Health
<input type="checkbox"/>	Organizational Excellence		

Community Engagement Strategy

Subject to Council granting first reading, the Public Hearing for this Bylaw will be advertised in the Western Wheel on April 8th and April 15th, the Town’s webpage, and by direct mail to the Plan area and adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606].

Alternatives for Consideration

n/a

CAO Comments

I support first reading of this bylaw.

Attachment(s)

1. Draft Bylaw 10-26 – Land Use Bylaw Amendment
2. Proposed Land Use Map

Prepared by:
Colton Nickel
Senior Planner & Intergovernmental Liaison
February 25, 2026