

**BYLAW 08-26 – LAND USE BYLAW AMENDMENT – D’ARCY PHASES 12 AND 19
PUBLIC HEARING**

Purpose

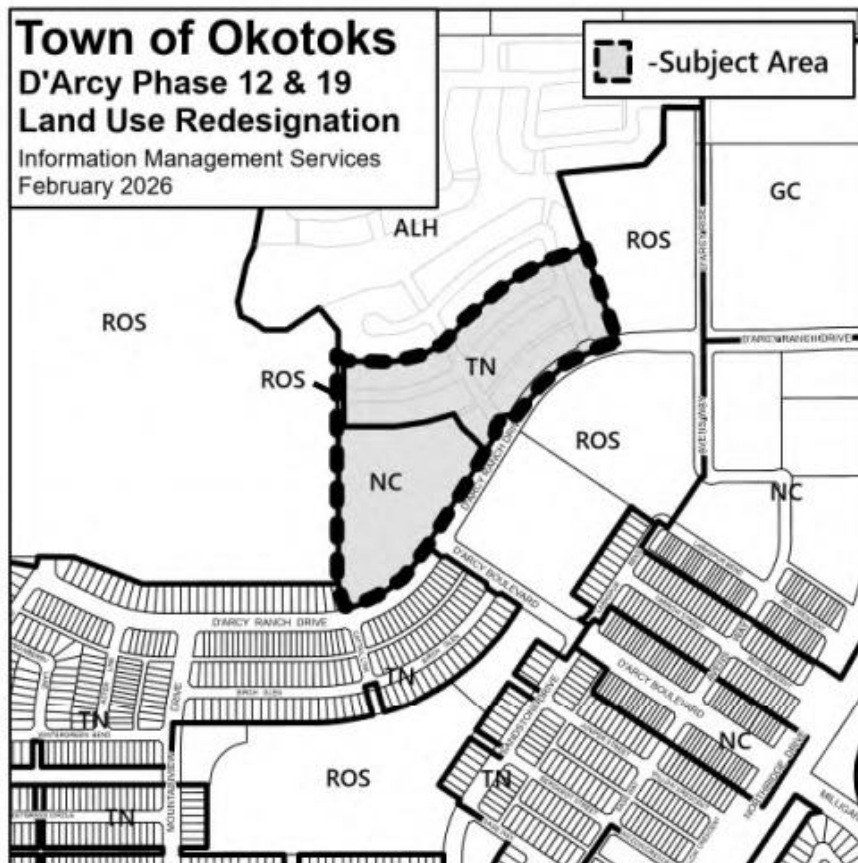
The purpose of Bylaw 08-26 is to amend Land Use Bylaw 17-21 by redesignation approximately +/- 8.65 ha (21.38 ac) within Lot 3, Block 9, Plan 181 0640 from Agricultural and Land Holdings District to Neighbourhood Core District, Recreation & Open Space District and Traditional Neighbourhood District.

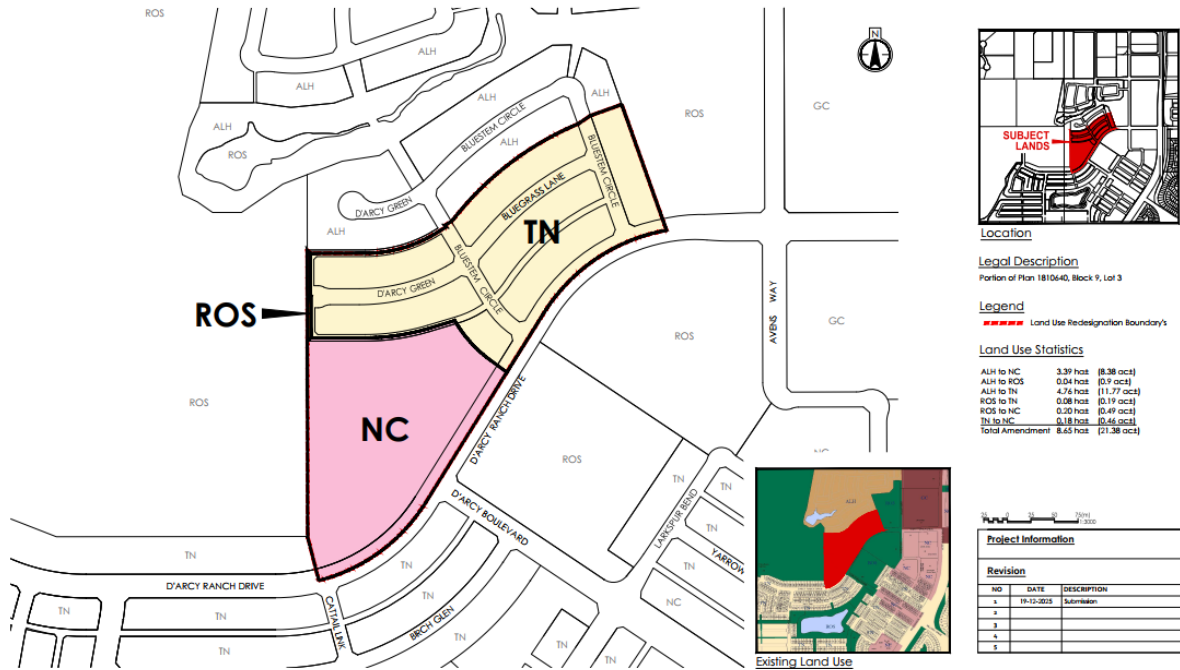
Readings

Depending on the outcome of the public hearing this Bylaw is ready for second and third reading.

Report, Analysis and Financial Implications

The Town has received an application for Land Use Redesignation of +/- 8.65 ha (21.38 ac) within Lot 3, Block 9, Plan 181 0640 from Agricultural and Land Holdings (ALH) District to Neighbourhood Core (NC) District, Recreation & Open Space (ROS) District and Traditional Neighbourhood (TN) District within the D’Arcy community. This application will facilitate the development of D’Arcy Phases 12 and 19.





Plans and Policy Considerations

Regional and Intermunicipal Plans: Bylaw 08-26 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 January 9, 2026, and a response was provided indicating the County has no concerns overall with the application. Specific comments were brought up regarding emergency access egress and fire safety which are reviewed as part of the Town’s subdivision and development process.

Municipal Development Plan (MDP): Bylaw 08-26 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.

Northwest Okotoks Area Structure Plan (NWOASP): The subject area is located within the NWOASP and in alignment with this plan. Bylaw 08-26 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. It also provides a range of housing options, ranging from duplexes, singles and multi-residential in a location in close proximity to a range of amenities.

D’Ary Outline Plan: The subject application is generally in alignment with the approved Outline Plan. There are some minor variations to the road/lane network based on more detailed design, but nothing significant enough to warrant an Outline Plan amendment being

required as the general integrity of the transportation network and land use concept is maintained.

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 08-26. Issuance of the WVAP Clearance Certificate is subject to sufficient availability of water allocation and payment of the water allocation costs for this site. There is sufficient water allocation and the water allocation costs for this site have been paid.

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

The Public Hearing for this Bylaw was advertised in the Western Wheel on April 8th and April 15th, the Town's webpage, and by direct mail to Plan area and adjacent landowners in accordance with the requirements of the *Municipal Government Act* [s. 606]. At the time of writing this report one written submission was received prior to the deadline and is attached to the report. Any written submissions received after noon on Wednesday, April 22 and up until 6:30 p.m. on Monday, April 27 will be read into the record during the hearing.

Alternatives for Consideration

n/a

CAO Comments

This bylaw is ready for consideration of second and third reading depending upon the outcome of the public hearing.

Attachment(s)

1. Bylaw 08-26 – Land Use Bylaw Amendment – First Reading Version
2. Proposed Land Use Map
3. 2026-04-14 White, Theresa Bylaw 08-26 written submission

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March 25, 2026