

## BYLAW 10-26 – LAND USE BYLAW AMENDMENT – WEDDERBURN PHASE 11 PUBLIC HEARING

### Purpose

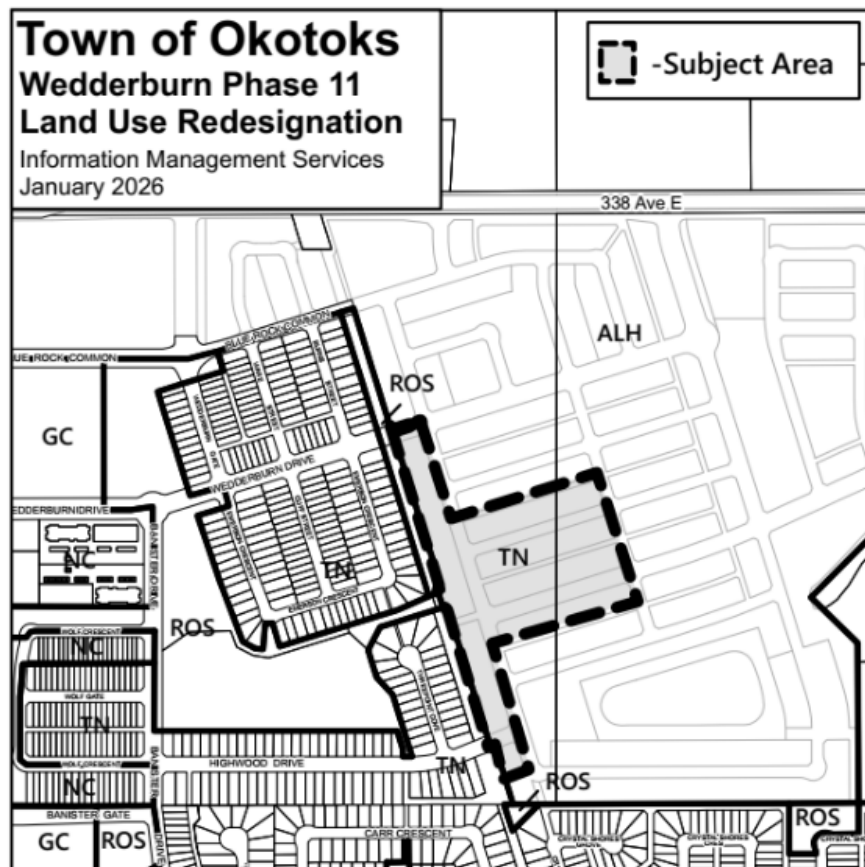
The purpose of Bylaw 10-26 is to amend Land Use Bylaw 17-21 by redesignation approximately +/- 5.99 ha (14.80 ac) within Lot 1, Block 1, Plan 181 0673 & NE-33-20-29-W4M from Agricultural and Land Holdings District to Traditional Neighbourhood District.

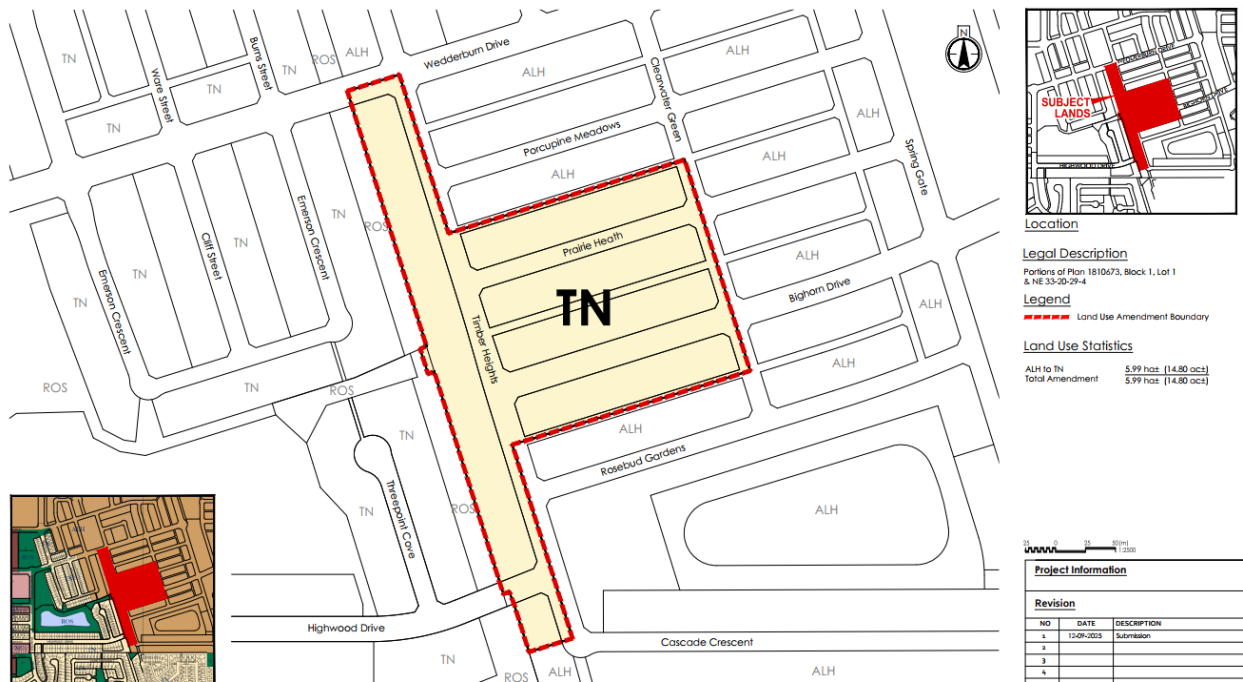
### Readings

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 +/- 5.99 ha (14.80 ac) 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.





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 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. There is sufficient water allocation and the water allocation costs for this site have been paid.

### **Community Engagement Strategy**

The Public Hearing for this Bylaw was advertised in the Western Wheel on April 8<sup>th</sup> and April 15<sup>th</sup>, 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**

I support second and third reading depending upon the outcome of the public hearing.

### **Attachments**

1. Bylaw 10-26 – Land Use Bylaw Amendment – Wedderburn Phase 11 – First Reading Version
2. Proposed Land Use Map
3. Kirk, Kerry and Fredriksen, Gwen written submission – April 22, 2026

Prepared by:  
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February 28, 2026