

BYLAW 12-18 – LAND USE BYLAW AMENDMENT

Purpose

To amend the Land Use Bylaw by redesignating ± 11.06 hectares (± 27.32 ac) of land within Lot 1, Block 9, Plan 151 2942 from Urban Holdings (UH) District to Residential Narrow Lot Single Detached (R1N) District, Residential Small Lot Single Detached (R1S) District, Residential Low Density Multi-Unit (R2) District, Residential Single Detached (R1) District, and Public Service (PS) District.

Readings

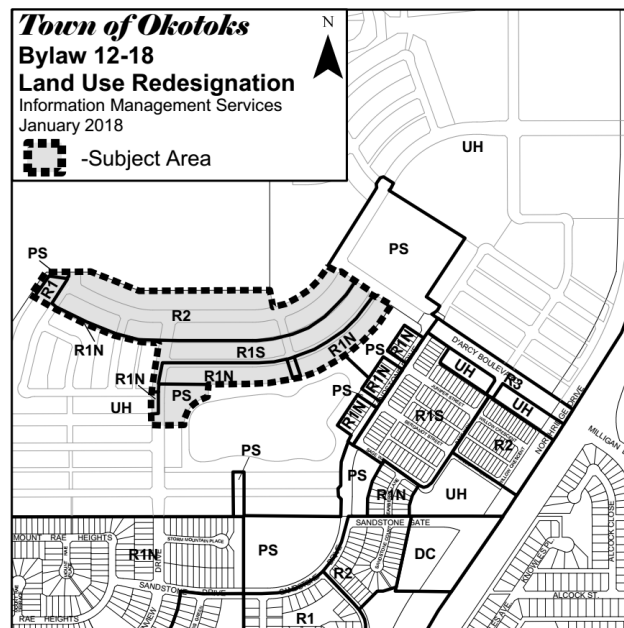
This bylaw is ready for first reading only. A public hearing must be held prior to consideration of second and third readings for amendments to the Land Use Bylaw under the *Municipal Government Act*.

Public Hearing and/or Public Engagement/Communication Strategy

A public hearing is scheduled for February 26, 2018. The hearing will be advertised in the Okotoks Western Wheel, the Town Website, and notification will be mailed to all adjacent residents.

Report, Analysis and Financial Implications

Application to amend the Land Use Bylaw was received from Stantec Consulting for the redesignation of lands identified as Phase 2 of the D'Arcy Neighbourhood. The land use redesignation is consistent with the Northwest Okotoks Area Structure Plan and the D'Arcy Outline Plan, which was approved by Municipal Planning Commission on February 16, 2017.



The subject lands are classified as Area 'B' under the Water Allocation System. Anthem United has sufficient development capacity reserved to support this land use redesignation.

An amending bylaw has been prepared and is attached to this report. The bylaw will be referred to Municipal Planning Commission for a recommendation on February 15, 2018.

Strategic Plan Goals

<input checked="" type="checkbox"/>	Manage Community Growth
<input type="checkbox"/>	Provide Quality Community Infrastructure
<input type="checkbox"/>	Maintain Organizational Excellence

<input type="checkbox"/>	Provide Strong Governance
<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Foster Economic Vitality
<input type="checkbox"/>	Promote Environmental Stewardship

Alternatives for Consideration

n/a

CAO Comments

I support the recommendations of Administration.

Attachment(s)

1. Draft Bylaw 12-18
2. Water Allocation System Summary

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Senior Planner
February 05, 2018