



BYLAW 15-18 – LAND USE BYLAW AMENDMENT

Purpose

To amend the Land Use Bylaw by revising the minimum area of site requirements for side-by-side duplexes in the Residential Low-Density Multi-Unit (R-2) District to allow a smaller area for laned sites.

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

This amendment is proposed by Town Administration in conjunction with proposed land use redesignations for the D'Arcy Lands. During the review of the D'Arcy Phase 1 Subdivision Application, it was identified that although there is a reduced width of site for the R2 District for laned lots, there is no corresponding reduced area of site. This amendment is proposed to address an inconsistency in the R2 District and support density targets for new neighbourhoods.

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 15-18