

## Purpose

The purpose of Bylaw 17-18 is to amend the Land Use Bylaw to redesignate ±7.11 hectares (±17.58 ac) within NW 33-20-29-W4M from Urban Holdings District (UH) to Residential Single Detached (R1) District, Residential Narrow Lot Single Detached District (R1N), Residential Small Lot Single Detached (R1S) District, Residential Medium Density Multi-Unit (R3) District, and Public Service (PS) District.

## Readings

This bylaw is ready for first reading only.

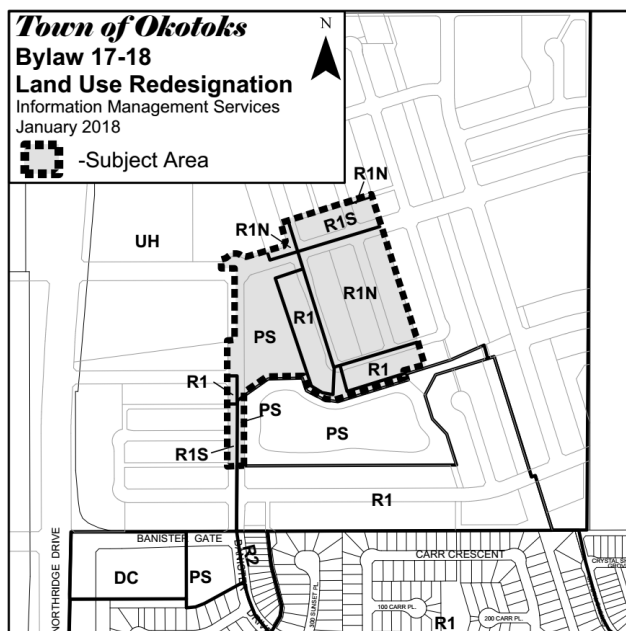
A public hearing must be held prior to consideration of second and third readings for amendments to the Land Use Bylaw under the *Municipal Government Act*.

## Public Hearing and/or Public Engagement/Communication Strategy

A public hearing is scheduled for April 9, 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 2A of the Wedderburn Neighbourhood. The land use redesignation is consistent with the North Okotoks Area Structure Plan and the Wedderburn Outline Plan, which was approved by Municipal Planning Commission on May 18, 2017.



The subject lands are classified as Area 'B' under the Water Allocation System and the subject area is expected to utilize 20,986 m<sup>2</sup> of water annually. Anthem United has sufficient development capacity reserved to support this land use redesignation with land use redesignations proposed and adopted to date.

An amending bylaw has been prepared and is attached to this report. The bylaw will be referred to the Municipal Planning Commission for a recommendation on March 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 first reading of this bylaw.

### Attachment(s)

1. Draft Bylaw 17-18

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March 05, 2018