

PUBLIC HEARING FOR BYLAW 13-18 – LAND USE BYLAW AMENDMENT

Purpose

The purpose of Bylaw 13-18 is to amend the Land Use Bylaw by redesignating ± 5.66 hectares (± 13.99 ac) of Lot 1, Block 9, Plan 151 2942 and Area 'B', Plan 171 1536 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 Medium Density Multi-Unit (R3) District, and Public Service (PS) District.

Readings

Depending on the outcome of this public hearing, this bylaw is ready for second and third readings. However, the Developer may only be requesting second reading at this point in time.

Public Hearing and/or Public Engagement/Communication Strategy

This public hearing was advertised in the Okotoks Western Wheel on February 21 and 28 as well as adjacent landowners being notified directly by mail in accordance with Section 692(4) of the *Municipal Government Act*. At the time of report preparation, no written comments have been received.

Report, Analysis and Financial Implications

The application for land use redesignation was made by Stantec Consulting on behalf of the area developer, Anthem United. The proposed land use redesignation is consistent with the approved D'Arcy Okotoks Outline Plan and the Northwest Okotoks Area Structure Plan. The area of this land use redesignation is designed to align with proposed Phase 3 of D'Arcy.

There is currently development capacity reserved for Anthem United to support the adoption of land use for this phase. This phase is calculated to use 22,952.0m³ of potable water annually and with the land use redesignation under proposed Bylaw 12-18, there is sufficient capacity to support adoption of this bylaw in accordance with the Water Allocation System Policy. However, Anthem United has requested that Bylaw 13-18 not receive third reading at this time as there are other land use applications currently being considered for submission by the Developer and flexibility is requested to determine which area will proceed forward after Phase 2 given the limited amount of licenced capacity currently reserved to Anthem United.

Bylaw 13-18 was referred to the Municipal Planning Commission at their regular February 15, 2018 meeting and received a motion of support.

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 recommendation of Administration.

Attachment(s)

1. Bylaw 13-18 First Reading Version
2. Subject Area Plan
3. Summary of Development Capacity

Prepared by:
Colin Gainer
Senior Planner
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