

PUBLIC HEARING FOR BYLAW 12-18 – LAND USE BYLAW AMENDMENT

Purpose

The purposed of Bylaw 12-18 is 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

Depending on the outcome of this public hearing, this bylaw is ready for second and third readings.

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 2 of D'Arcy, which has been submitted for subdivision approval and will be considered by Municipal Planning Commission on March 15th if Bylaw 12-18 is adopted by Council.

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 42,643.0m³ of potable water annually and Anthem United currently has 121,744.9m³ of capacity reserved for their use. Attachment 3 shows the current summary of available development capacity under the Water Allocation System.

Bylaw 12-18 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 Strong Governance
<input type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Maintain Organizational Excellence	<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. Bylaw 12-18 First Reading Version
2. Subject Area Plan
3. Summary of Development Capacity

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