


**MISCELLANEOUS PLANNING ITEM
PLANNING AND DEVELOPMENT REPORT TO COUNCIL
SECOND AND THIRD READING TO BYLAW 40/2023
May 8th, 2024**

SECOND AND THIRD READING TO BYLAW 40/2023		
APPLICATION INFORMATION	FILE NO. 23R013	
	LEGAL DESCRIPTION: Plan 731112, Block 2, PTN: SW 05-21-29-W4M	
	LANDOWNER: Mark and Louise Campbell	
	AGENT: Township Planning and Design / Kristi Beunder	
	AREA OF SUBJECT LANDS: 14.39 acres	
	CURRENT LAND USE: Country Residential District	
	PROPOSED LAND USE: Country Residential District	
PROPOSAL: Amendment to the Country Residential District to allow the future subdivision of one 4.0 +/- acre Country Residential District lot and one 6.375 +/- acre Country Residential District lot with an approximate 4.0 +/- acre Country Residential District balance parcel from Plan 731112, Block 2, PTN: SW 05-21-29-W4M.		
DIVISION NO: 5	COUNCILLOR: Alan Alger	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Request to Council to provide second and third reading to Bylaw 40/2023, as all conditions put forth with first reading of this bylaw have been complied with.

BACKGROUND

Location

The parcel is located 0.1 kilometres north of the Town of Okotoks, 0.7 kilometres west of Highway 2A (north of Okotoks), with the existing parcel bound by 8th Street East and 338th Avenue East. The application also falls within the Intermunicipal Development Plan area with the Town of Okotoks.

Pertinent Site Considerations

The applicants parcel outside of the yard site near the south boundary consists of flat grassland terrain with a deep draw along the west boundary which is protected under an Environmental Reserve Easement. The draw contains thick aspen stands throughout its boundaries as well as seasonal drainage. Slightly east of the draw there is an area of hummocky land which suggests that standing water can exist in this location. There is also a small drainage swale is also present along the east boundary of the parcel north of the outbuildings and outdoor riding arena on the site.

The yard site is surrounded by a small area of landscaping to the southwest, with a paved driveway leading to the residence from the curvature of 338th Avenue East. There are also a number of paddocks throughout the site to the east and north of the residence along with various groves of trees and shelterbelt rows.

PREVIOUS COUNCIL DIRECTION

June 28th, 2023, Bylaw 40/2023 – application approved by Council granting first reading to Bylaw 40/2023, under the following motion:

“Council gave first reading to Bylaw 40/2023 to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.0 +/- acres and one new 6.375 +/- acres Country Residential parcels with a 4.0 +/- acre Country Residential balance parcel on Plan 731112, Block 2; SW 05-21-29-W4M.

In their consideration of the criteria noted in Residential Policy 3 and 9 of the MDP2010 Council is of the opinion that the lands are suitable for the intended residential use and that the application falls within the density provisions and lot size restrictions of the Country Residential District within the County’s Land Use Bylaw.

Council moved first reading.

COUNCIL ACTION REQUESTED – SECOND AND THIRD READING TO BYLAW 40/2023

Request to Council to provide second and third reading to Bylaw 40/2023 for amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.0 +/- acres and one new 6.375 +/- acres Country Residential parcels with a 4.0 +/- acre Country Residential balance parcel on Plan 731112, Block 2; SW 05-21-29-W4M, for the following reasons:

In their consideration of the criteria noted in Residential Policy 3 and 9 of the MDP2010 Council is of the opinion that the lands are suitable for the intended residential use and that the application falls within the density provisions and lot size restrictions of the Country Residential District within the County’s Land Use Bylaw.

APPENDICES

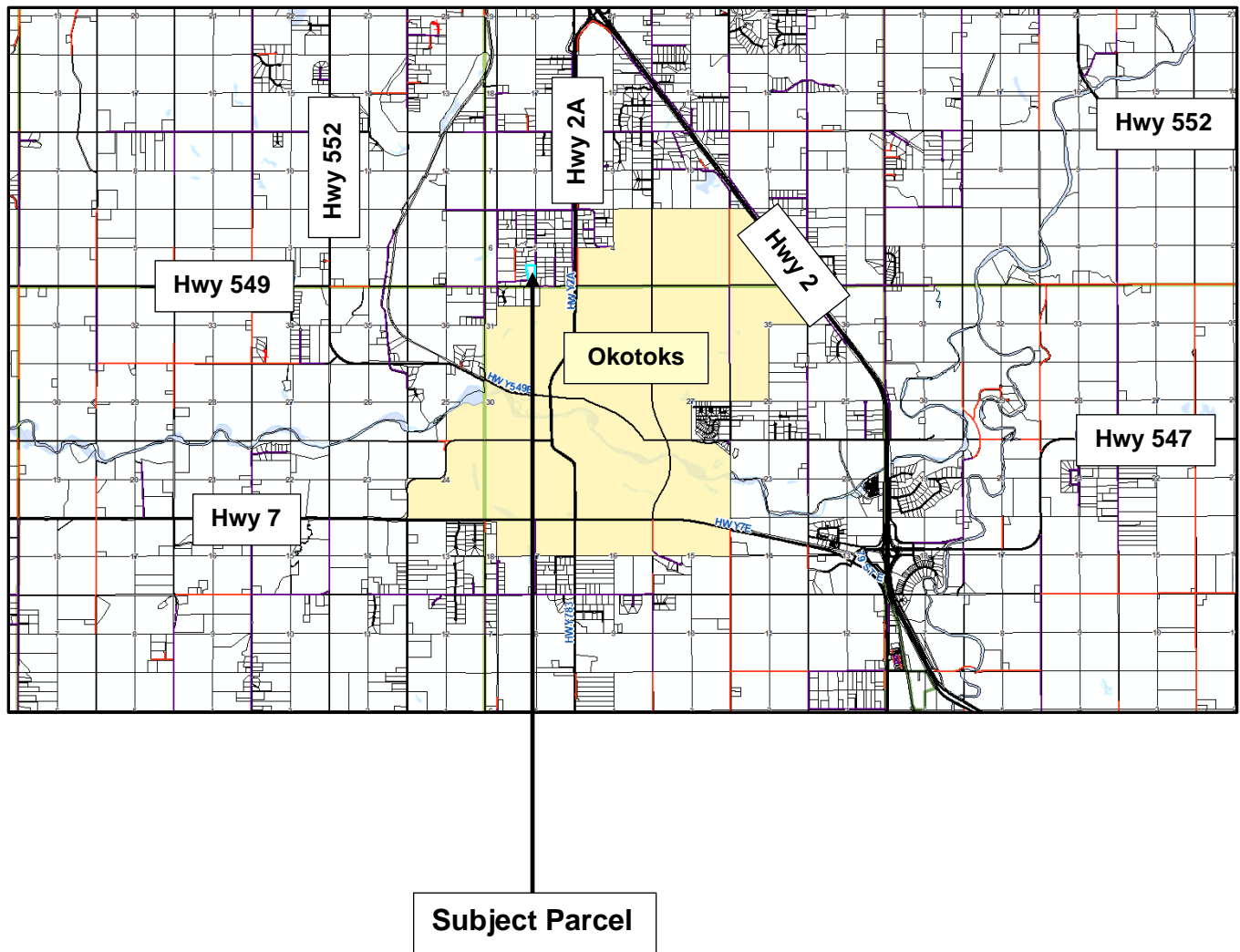
APPENDIX A - MAP SET:

LOCATION MAP
LAND USE MAP
LOT SIZES MAP
SITE PLAN
ORTHO PHOTO

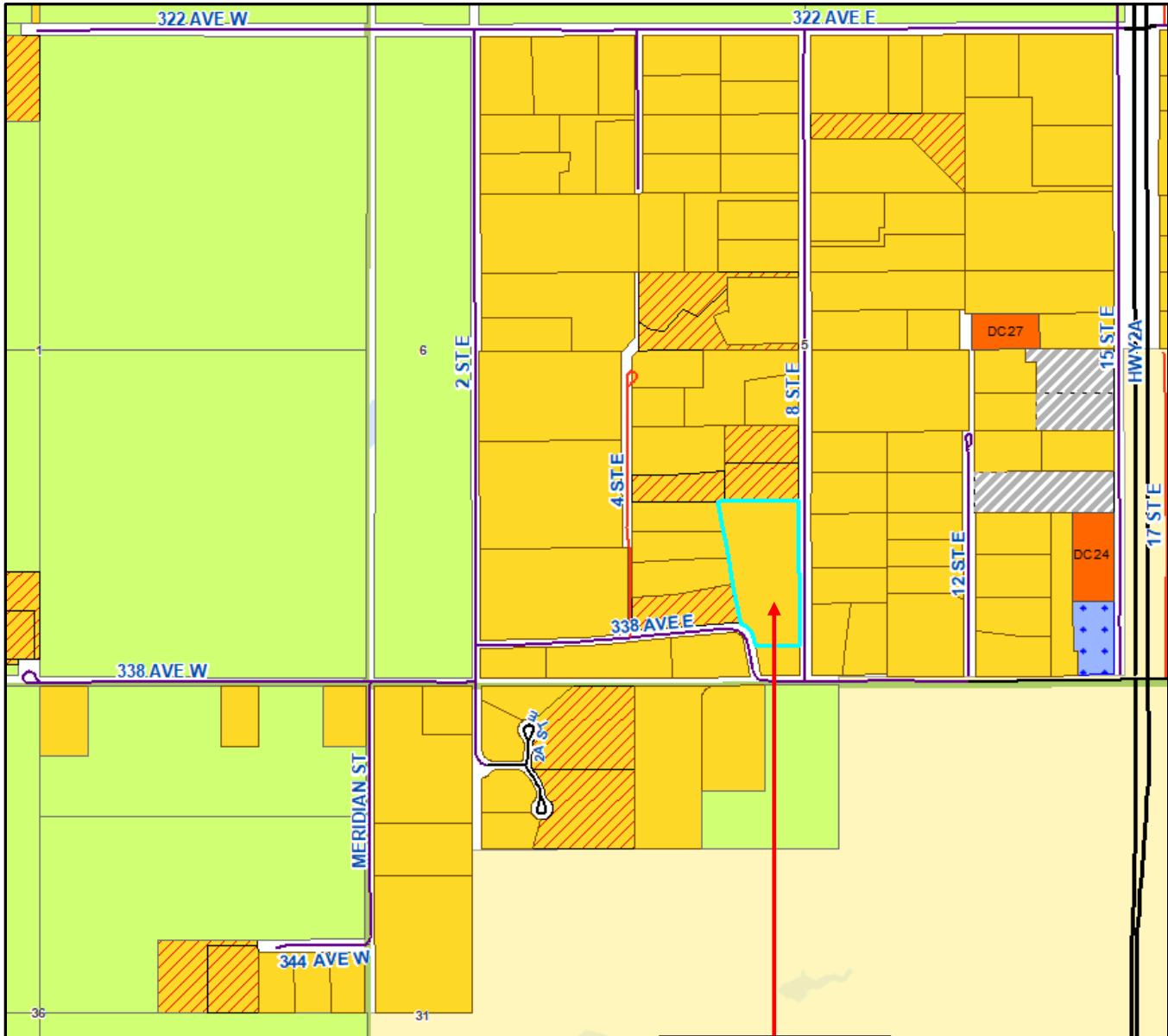
APPENDIX B

BYLAW 40/2023 – FIRST READING

APPENDIX A: LOCATION MAP



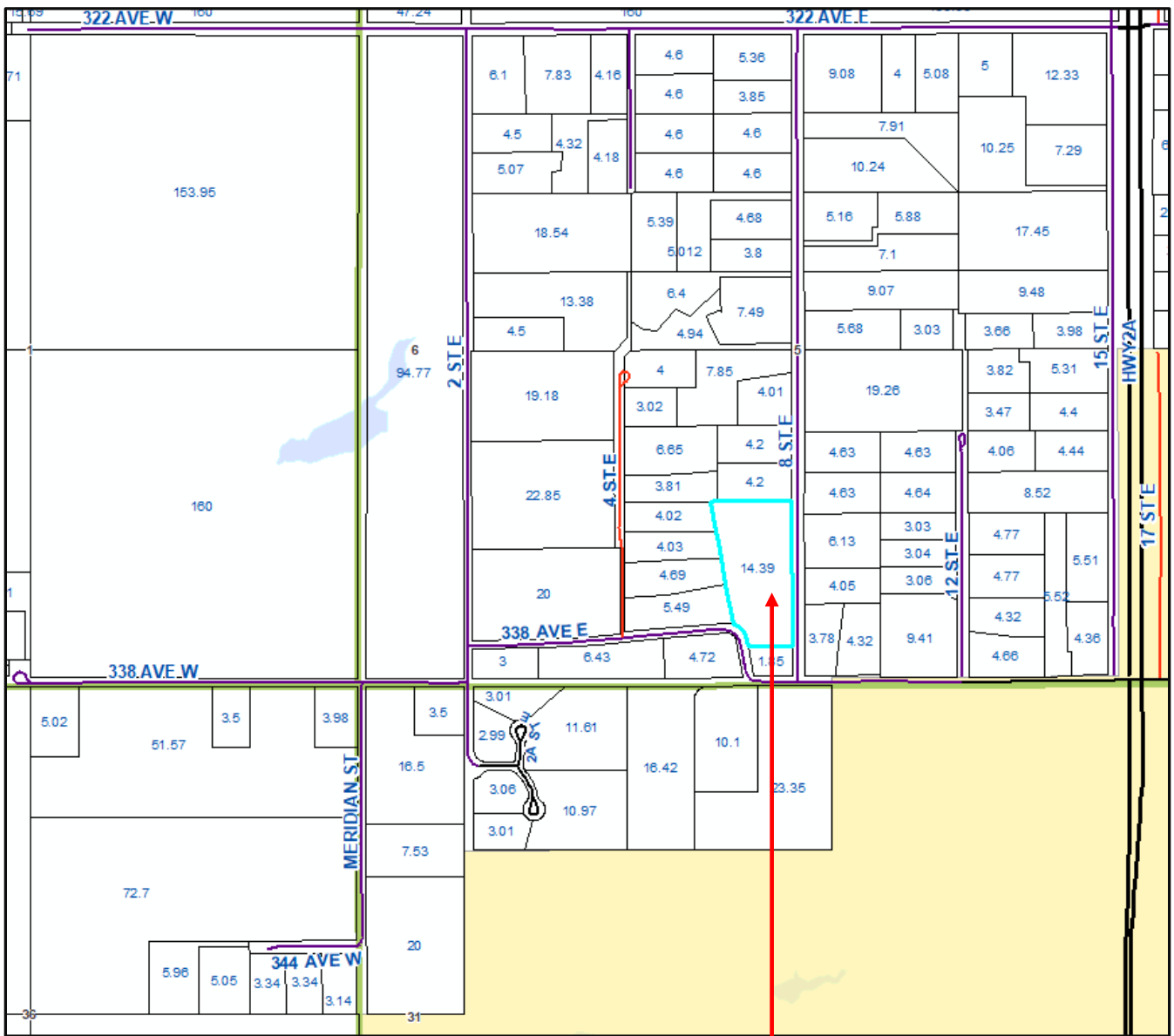
APPENDIX A: HALF MILE MAP – LAND USE



Subject Parcel

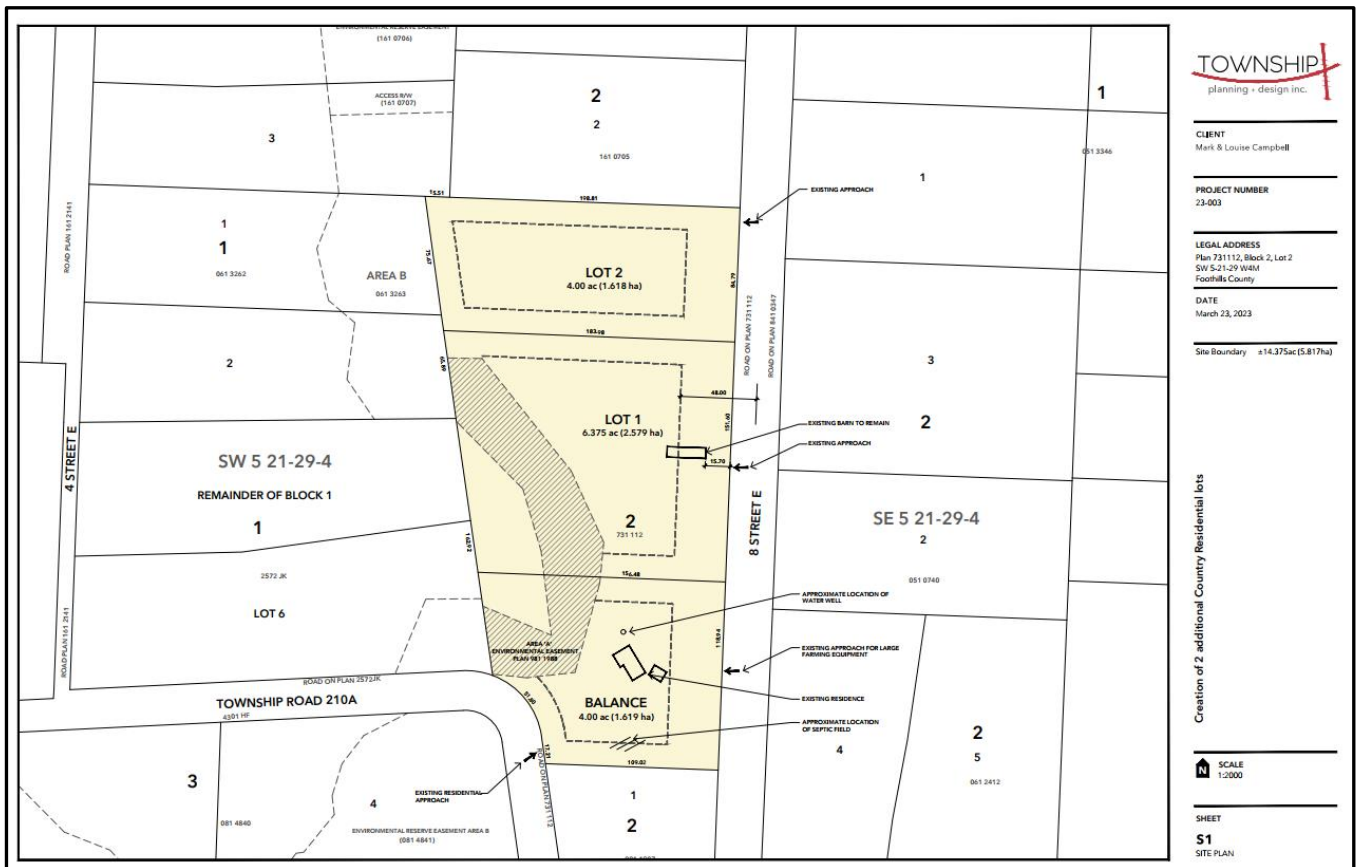
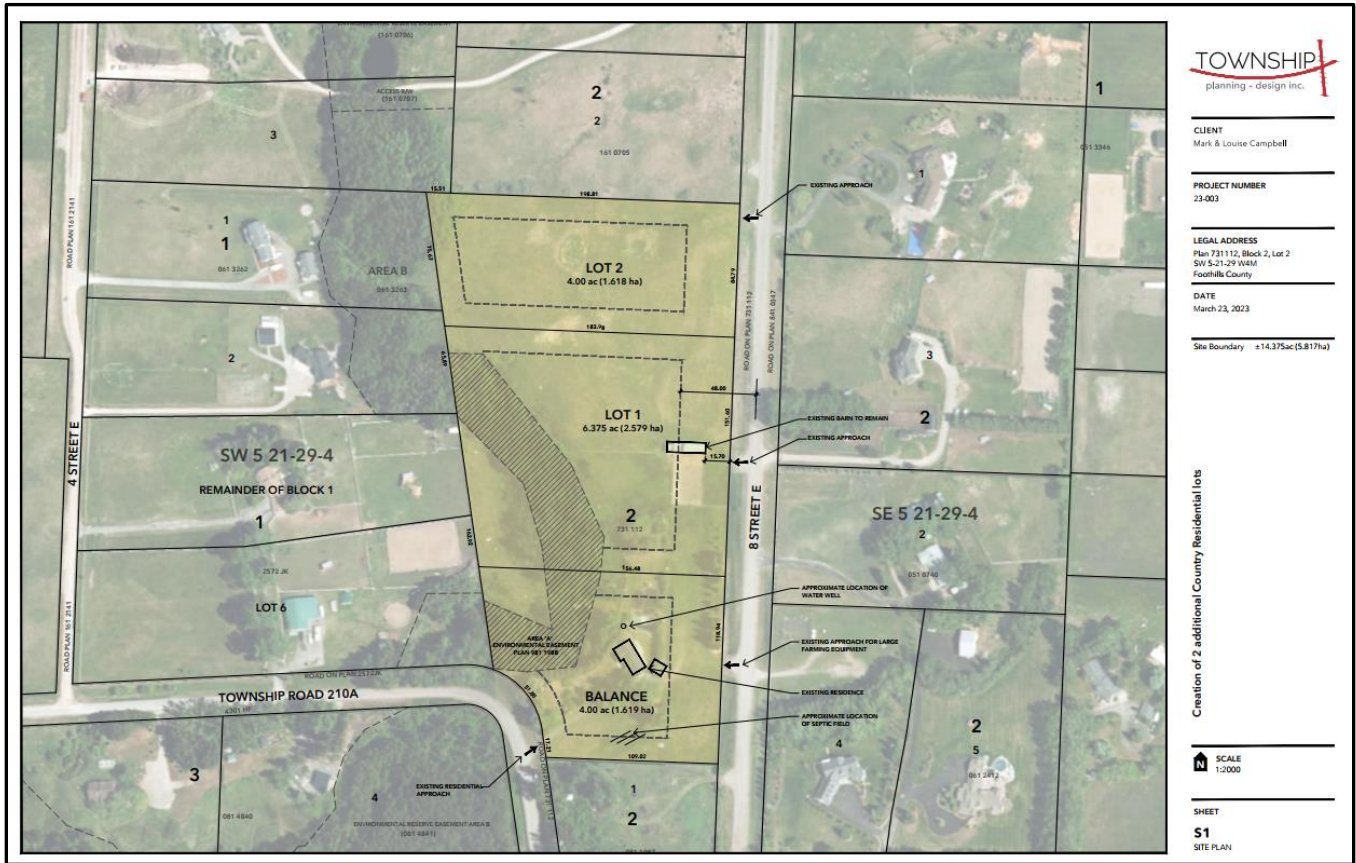
Legend		
Hard Surface (Chip/oil)	CR- Country Residential	MR- Municipal Reserve
Gravel	CRA- Country Residential Sub A	MLR- Municipal Land/Reserve District
Developer Pavement	DC - Direct Control	
Pavement	BP- Bussiness Park	
Flood Hazard Protection District	RB- Rural Business	
In Transition	INR- Natural Resource Extraction	
A- Agricultural	EP- Environmental Protection	
AA- Agricultural Sub A	ER- Environmental Reserve	

APPENDIX A: HALF MILE MAP – LOT SIZES

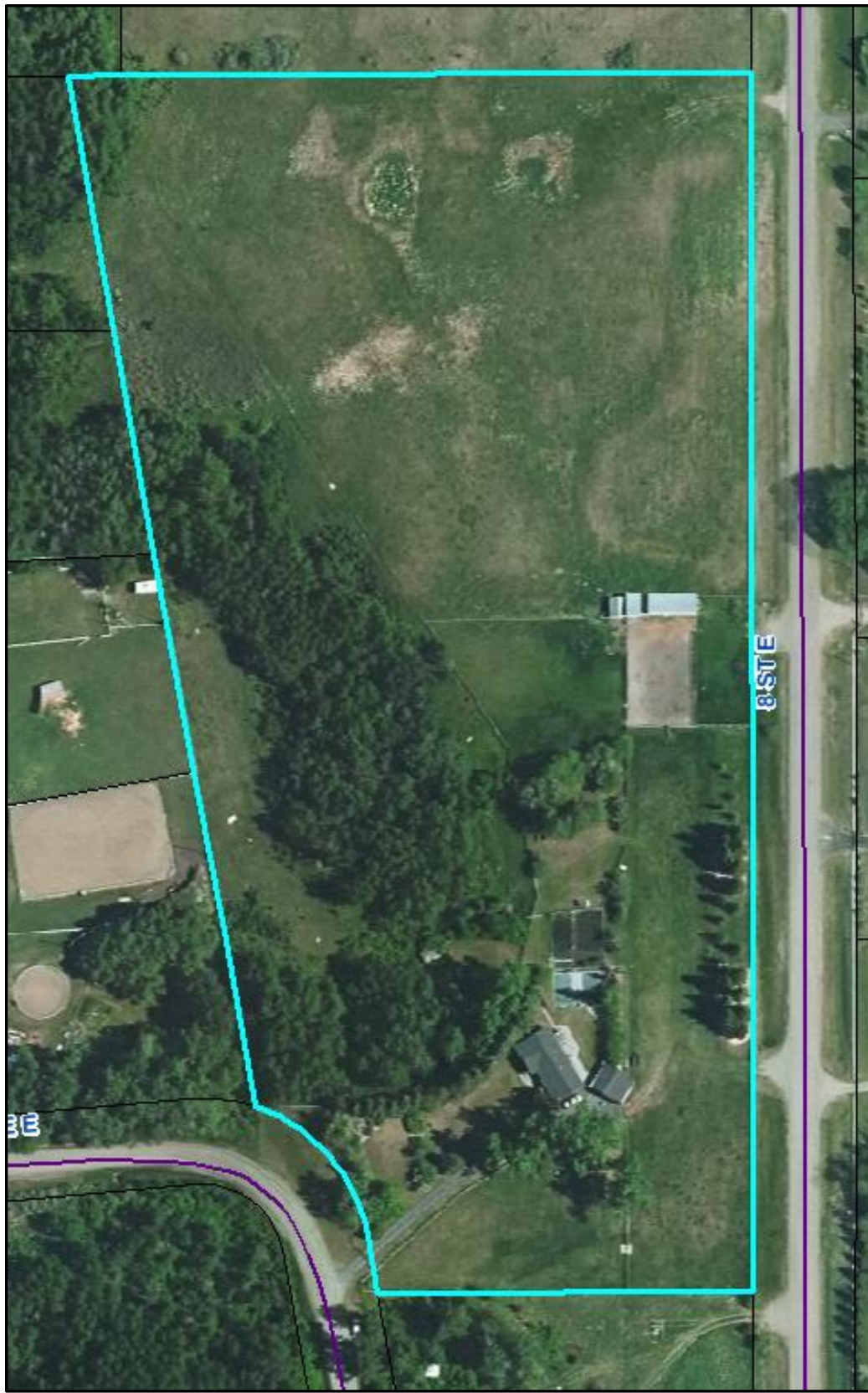


Subject Parcel

APPENDIX A: SITE PLAN



APPENDIX A: ORTHO PHOTO



BYLAW 40/2023

BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014; AS AMENDED.

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing an amendment to the Country Residential District land use rules to allow for the future subdivision of one new 4.0 +/- acre and one new 6.375 +/- acre Country Residential District parcels, with a 4.0 +/- acre Country Residential District balance parcel on Plan 731112, Block 2; SW 05-21-29 W4M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 13.0.0 COUNTRY RESIDENTIAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

Plan 731112, Block 2; SW 05-21-29 W4M within which shall allow for the future subdivision of one new 4.0 +/- acre and one new 6.375 +/- acre Country Residential District parcels, with a 4.0 +/- acre Country Residential District balance parcel.

2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING: June 28, 2023

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of , 20 .