COUNCIL MEETING OF JULY 17, 2017

On-It Pilot Service Changes and Local Transit

Issue

Administration is seeking new direction from Council on the implementation of a local On-It South Transit service as a result of the Calgary Regional Partnership’s (CRP) revision of the pilot transit service to remove underutilized local service routes within Okotoks.

MOTION: By Councillor Watrin that the changes to the On-It South Sub-Regional Transit Service be accepted as information; and that Administration be directed to work with the Calgary Regional Partnership on a business case for a local transit pilot service and report back to Council by September 25, 2017.

Carried Unanimously

Bylaw 31-17 – Land Use Bylaw Amendment (First Reading)

Issue

The purpose of Bylaw 31-17 is to amend Land Use Bylaw 40-98 to redesignate Lot 33, Block 19, Plan 0915774 (119 Drake Landing Loop) from Direct Control (DC) District to Residential Small Lot Detached (R1S) District. 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.

MOTION: By Councillor Thorn that Bylaw 31-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 by redesignating Lot 33, Block 19, 0915774 (119 Drake Landing Loop) from Direct Control District to Residential Small Lot Detached District, be read a first time.

Carried Unanimously

Bylaws 25-17 to 30-17 – Land Use Bylaw Amendments (First Readings)

Issue

The purpose of Bylaws 25-17 to 30-17 (inclusive) is to amend Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Neighbourhood Commercial (CN) District; Mixed Use Low Density (MUL) District; Residential Medium Density Multi-Unit (R3) District; Residential Narrow Lot Detached
(R1N) District; Residential Small Lot Detached (R1S) District; and Public Service (PS) District. These bylaws are 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 (MGA). Third reading of these bylaws will be subject to compliance with the Town of Okotoks Policy P11-02 Water Allocation System for Planning Approvals.

MOTION: By Councillor Thorn that Bylaw 25-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time. Carried Unanimously

MOTION: By Councillor Sands that Bylaw 26-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time. Carried Unanimously

MOTION: By Councillor Fischer that Bylaw 27-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time. Carried Unanimously

MOTION: By Councillor Watrin that Bylaw 28-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time. Carried Unanimously

MOTION: By Councillor Heemeryck that Bylaw 29-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66
hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time.  

Carried Unanimously

MOTION:  By Councillor Rockley that Bylaw 30-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Urban Holding to Neighbourhood Commercial District; Mixed Use Low Density District; Residential Medium Density Multi-Unit District; Residential Narrow Lot Detached District; Residential Small Lot Detached District; and Public Service District, be read a first time.

Carried Unanimously

**Bylaw 34-17 – Land Use Bylaw Amendment (First Reading)**

**Issue**

The purpose of Bylaw 34-17 is to amend the Land Use Bylaw to designate approximately 50.66 hectares (125.13 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Urban Holding (UH) District. 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 (MGA).

MOTION:  By Councillor Watrin that Bylaw 34-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to designate approximately 50.66 hectares (125.13 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Urban Holding District, be read a first time.

Carried Unanimously

**Bylaw 19-17 – Land Use Bylaw Amendment (Public Hearing)**

**Issue**

The purpose of Bylaw 19-17 is to amend Land Use Bylaw 40-98 to redesignate approximately 7.88 hectares (19.46 acres) of the northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District. Depending on the outcome of the public
hearing, this bylaw is ready for second reading. Third reading of this bylaw will be subject to compliance with the Town of Okotoks Policy P11-02 Water Allocation System for Planning Approvals.

MOTION: By Councillor Thorn that Bylaw 19-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 7.88 hectares (19.46 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Residential Medium Density Multi-Unit District, Residential Narrow Lot Detached District, Residential Small Lot Detached District, and Public Service District, be read a second time.

Carried Unanimously

MOTION: By Councillor Rockley that Bylaw 19-17, a bylaw for the purpose of amending Land Use Bylaw 40-98 to redesignate approximately 7.88 hectares (19.46 acres) of the NW ¼ of Section 16, Township 20, Range 29, West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Residential Medium Density Multi-Unit District, Residential Narrow Lot Detached District, Residential Small Lot Detached District, and Public Service District, be read a third time.

Councillor Rockley requested that the third reading motion be withdrawn. Mayor Robertson inquired if there were any objections and the third reading motion was withdrawn with the unanimous consent of Council.
ON-IT PILOT SERVICE CHANGES AND LOCAL TRANSIT

ISSUE

Administration is seeking new direction from Council on the implementation of a local On-It South Transit service as a result of the Calgary Regional Partnership’s (CRP) revision of the pilot transit service to remove underutilized local service routes within Okotoks.

REPORT

On June 27, 2016, Council endorsed the On-It South Sub-Regional Transit Service Agreement between the CRP and the participating municipalities of High River, Turner Valley, Black Diamond, and Okotoks. On October 11, 2016, the pilot service began operation with weekday, commuter focussed service with four different routes:

- Route 500 provides service from Turner Valley with express stops through Okotoks to Calgary and return;
- Route 501 is the same route as 500 but with the inclusion of local stops in Okotoks;
- Route 502 provides service from High River with express stops through Okotoks to Calgary and return; and
- Route 503 provides limited local service in Okotoks only.

Under the agreement, the service is to be reviewed every six months based on performance measures to determine if any changes to the service should occur. One of these measures is a cost recovery target of 10% at the sixth month mark. Based on the current ridership levels, a cost recovery of 11.5% is expected for year one, which is just over the minimum target but short of the 19% needed to stay within the $500,000 operational funding from the CRP. As such, it is expected that each participating municipality will need to contribute towards the total operating cost under the terms of the cost sharing framework.

Under the agreement, the CRP may reduce service hours of the pilot service in consultation with the participating municipalities. The advisory committee has recommended the removal of Route 503 and the 502 return service from Calgary to Okotoks to reduce the costs of the service given the significantly low ridership of these routes. For example, the first 503 route in the morning averages 0.01 rides per hour. Based on the current ridership levels, this change is expected to reduce the cost to the Town from $48,800 to $23,200 for year one, which results in a cost reduction from $357,235 to $248,442 in year three. The CRP is currently targeting August 1 for the pilot service changes to take effect.
Administration acknowledges that the local service routes are not effectively servicing the community given the extremely low ridership numbers. Given the removal of local service under the On-It Pilot Service this year, Administration is reviewing the possibility of undertaking a local service pilot with smaller busses and provide better local service schedules in conjunction with year two of the On-It Pilot Service with the support of CRP Staff. A business case for the feasibility of rolling a local transit pilot project will be brought to Council for consideration in September.

RECOMMENDATION

That the changes to the On-It South Sub-Regional Transit Service be accepted as information; and
That Administration be directed to work with CRP on a business case for a local transit pilot service and report back to Council by September 25, 2017.

CAO COMMENTS

By definition, a pilot requires active measurement of results and changes to address the real live results that are occurring in the community. It is clear from the results that attempting to use a regional delivery model for a local transit service is not being utilized. As a result, we can deploy these resources to ON-IT 2.0 - local ON-IT OKOTOKS.

This will give us the opportunity to do a business case and pilot results for local transit and adapt and make changes prior to doing a full feasibility study. CRP is looking to partner on this with us and it will be presented to their board in September, with the business case to be presented to Council in September/October 2017.

Small handicapped accessible buses are the critical success factor and will be what the business case is based upon.

Attachment:
   1. Current Routes and Schedules
   2. June 23 Presentation to Advisory Committee

Prepared by:
Colin Gainer
Senior Planner
July 10, 2017
## AM Schedule

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*NOTE: ROUTE 503 RUNS ONLY IN OKOTOKS.
BYLAW 31-17

The purpose of Bylaw 31-17 is to amend Land Use Bylaw 40-98 to redesignate Lot 33, Block 19, 0915774 (119 Drake Landing Loop) from Direct Control (DC) District to Residential Small Lot Detached (R1S) 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*.

REPORT

An application to amend Land Use Bylaw 40-98 was received from Pasquini and Associates proposing to redesignate the property at 119 Drake Landing Loop from a DC District limited to the development of Child Care Facilities to the Residential R1S District. This application was received concurrently with an application for a road closure of a portion of the adjacent lane, which will be consolidated with the property. A separate road closure bylaw will be presented for consideration at the public hearing as a public hearing must occur in advance of first reading for road closure bylaws under the Council Procedure Bylaw. The extent of the proposed road closure and land use redesignation is shown in the plan attached to this report.

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 July 20, 2017.

A public hearing has been scheduled for August 21, 2017 to consider Bylaw 31-17. The hearing would be advertised in the Western Wheel on August 9 and 16, 2017, as well as adjacent landowners being notified directly by mail in accordance with the *Municipal Government Act*.

Attachments:

1. Draft Bylaw 31-17
2. Proposed Redesignation and Road Closure Area

Prepared by:
Colin Gainer
Senior Planner
July 10, 2017
BYLAW 31-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto, Council may pass a Bylaw for the purpose of amending the Land Use Bylaw within the Town of Okotoks; and

WHEREAS Council deems it desirable to amend Land Use Bylaw 40-98; and

WHEREAS Council held a public hearing and advertised that public hearing in accordance with Section 692 of the Municipal Government Act.

NOW THEREFORE the Council of the Town of Okotoks enacts that Land Use Bylaw 40-98 is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating Lot 33, Block 19, 0915774 (119 Drake Landing Loop) from Direct Control (DC) District to Residential Small Lot Detached (R1S) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

________________________________
Mayor

________________________________
Chief Administrative Officer
BYLAWS 25-17 to 30-17

The purpose of Bylaws 25-17 to 30-17 (inclusive) is to amend Land Use Bylaw 40-98 to redesignate approximately 50.66 hectares (117.32 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Neighbourhood Commercial (CN) District; Mixed Use Low Density (MUL) District; Residential Medium Density Multi-Unit (R3) District; Residential Narrow Lot Detached (R1N) District; Residential Small Lot Detached (R1S) District; and Public Service (PS) District.

READINGS

These bylaws are 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 (MGA).

Third reading of these bylaws will be subject to compliance with the Town of Okotoks Policy P11-02 Water Allocation System for Planning Approvals.

REPORT

An application to amend Land Use Bylaw 40-98 was received from B & A Planning Group on behalf of Alberta Foothills Properties Ltd. for the redesignation of Phases 2 to 7 of the proposed Wind Walk Neighbourhood. The land use redesignation is consistent with the proposed Wind Walk Area Structure Plan, which was adopted by Council on June 26, 2017 and the Wind Walk Outline Plan, which was approved by the Municipal Planning Commission on June 15, 2017.

Amending bylaws have been prepared (attached) and will be referred to the Municipal Planning Commission for a recommendation on July 20, 2017. Each bylaw represents an anticipated phase of development for Wind Walk. A separate bylaw is being proposed for each phase of the Wind Walk development so that the bylaw for each phase can be adopted as water licences become available.

A Public Hearing has been scheduled for August 21, 2017 to consider Bylaws 25-17 to 30-17 (inclusive). The Hearing will be advertised in the Western Wheel on August 9 and 16, 2017 and adjacent landowners will be notified directly by mail in accordance with the MGA.

Attachments:
1. Draft Bylaws 25-17 to 30-17 (inclusive)
BYLAW 25-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 6.89 hectares (23.90 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Neighbourhood Commercial (CN) District, Mixed Use Low Density (MUL) District, Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

________________________________________
Mayor

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Chief Administrative Officer
BYLAW 26-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 3.03 hectares (10.52 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

____________________________________________
Mayor

____________________________________________
Chief Administrative Officer
WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 8.67 hectares (30.11 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.

![Sketch Map of Town of Okotoks Wind Walk Phase 4 Land Use Redesignation](image-url)
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

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Mayor

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Chief Administrative Officer
BYLAW 28-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 5.48 hectares (19.03 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

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Mayor

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Chief Administrative Officer
A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 3.41 hectares (11.85 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

________________________________________
Mayor

________________________________________
Chief Administrative Officer
A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 3.71 hectares (12.87 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Urban Holding (UH) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this day of , 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

________________________________________
Mayor

________________________________________
Chief Administrative Officer
BYLAW 34-17

The purpose of Bylaw 34-17 is to amend the Land Use Bylaw to designate approximately 50.66 hectares (125.13 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Urban Holding (UH) 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 (MGA).

REPORT

The subject lands were annexed into the Town of Okotoks on July 1, 2017. The land use regulation for these lands is currently within the Municipal District of Foothills No. 31 Land Use Bylaw, under which the lands are designated Direct Control District 28 (DC28). The proposed bylaw will redesignate the lands which comprise Phases 2-7 of the Wind Walk neighbourhood as Urban Holding (UH). The redesignation is being proposed in order to bring the entire subject property under the Town of Okotoks Land Use Bylaw until such time as there is sufficient water for further phases of development to proceed.

The proposed amendments were not separately circulated to external agencies as they are being redesignated in order to bring the entirety of the Wind Walk lands under the Town’s Land Use Bylaw until such time as there is water supply to approve final zoning for Phases 2 to 6.

An amending bylaw has been prepared (attached) and will be referred to the Municipal Planning Commission for a recommendation on July 20, 2017.

A Public Hearing has been scheduled for August 21, 2017 to consider Bylaw 34-17. The Hearing will be advertised in the Western Wheel on August 9 and 16, 2017 and adjacent landowners will be notified directly by mail in accordance with the Municipal Government Act.

Attachments:
1. Draft Bylaw 34-17

Prepared by:
Amanda Brinda
Senior Planner
July 17, 2017
WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted the Land Use Bylaw; and

WHEREAS Council deems it desirable to amend the Land Use Bylaw; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that the Land Use Bylaw is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 50.66 hectares (125.13 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Urban Holding (UH) District.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this 17th day of July, 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

_________________________________________________________________
Mayor

_________________________________________________________________
Chief Administrative Officer
BYLAW 19-17 PUBLIC HEARING

The purpose of Bylaw 19-17 is to amend Land Use Bylaw 40-98 to redesignate approximately 7.88 hectares (19.46 acres) of the northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District.

READINGS

Depending on the outcome of the public hearing, this bylaw is ready for second reading.

Third reading of this bylaw will be subject to compliance with the Town of Okotoks Policy P11-02 Water Allocation System for Planning Approvals.

REPORT

An application to amend the Land Use Bylaw was received from B & A Planning Group for the redesignation of lands identified as the proposed Wind Walk Neighbourhood. The land use redesignation is consistent with the Wind Walk Area Structure Plan and the Wind Walk Outline Plan approved by the Municipal Planning Commission on June 15, 2017.

The subject lands were annexed into the Town of Okotoks on July 1, 2017. The land use regulation for these lands is currently within the Municipal District of Foothills No. 31 Land Use Bylaw, under which the lands are designated Direct Control District 28 (DC28). The proposed bylaw will redesignate the lands which comprise Phase 1 of the Wind Walk neighbourhood in compliance with the approved Wind Walk Outline Plan.

The subject lands are classified as Area ‘B’ under the Water Allocation System (Policy 11-02) and as such, the Town may consider up to second reading of a land use redesignation bylaw. Third reading can only be considered once the Town has acquired sufficient Water Licensing Capacity to service all Area ‘A’ lands as well as the lands subject to the land use redesignation; or the land developer of the subject land use redesignation is successful in facilitating the transfer of a water licence to the Town that provides sufficient capacity to service the extent of the land use redesignation area.

The proposed amendments were not separately circulated to external agencies as they are consistent with the proposed land uses in the Wind Walk Outline Plan that was circulated in April.
Bylaw 19-17 was not referred to the Municipal Planning Commission (MPC) due to timing of meetings. Administration attempted to schedule a special MPC meeting for the review of Bylaw 19-17 but were unable to get quorum. As the Outline Plan was approved by MPC on June 15th, 2017 and the proposed zoning is unchanged from the zoning in the approved Wind walk Outline Plan, administration has brought Bylaw 19-17 forward without MPC review.

This public hearing was advertised in the Western Wheel on July 5 and 12, 2017 and adjacent landowners were notified directly by mail in accordance with the Municipal Government Act.

Attachments:
   1. Draft Bylaw 19-17

Prepared by:
Amanda J. Brinda
Senior Planner
July 17, 2017
BYLAW 19-17

A BYLAW OF THE TOWN OF OKOTOKS
IN THE PROVINCE OF ALBERTA
TO AMEND LAND USE BYLAW 40-98

WHEREAS pursuant to the provisions of Part 17, Division 5 of the Municipal Government Act, Revised Statutes of Alberta 2000, and amendments thereto, the Council of the Town of Okotoks (hereinafter called Council) has adopted Land Use Bylaw 40-98; and

WHEREAS Council deems it desirable to amend Land Use Bylaw 40-98; and

WHEREAS notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act.

NOW THEREFORE Council enacts that Land Use Bylaw 40-98 is amended as follows:

1. Appendix 1 [Land Use Map] is amended by redesignating approximately 7.88 hectares (27.34 acres) of the Northwest quarter of Section 16 Township 20 Range 29 West of the 4th Meridian from Direct Control District 28 (in the MD of Foothills No. 31 Land Use Bylaw) to Residential Medium Density Multi-Unit (R3) District, Residential Narrow Lot Detached (R1N) District, Residential Small Lot Detached (R1S) District, and Public Service (PS) District as shown on the sketch map below.
2. This Bylaw shall come into full force and effect upon third and final reading, and Bylaw 40-98 and any amendments thereto are hereby amended upon this Bylaw coming into effect.

READ A FIRST TIME this 26th day of June, 2017.

READ A SECOND TIME this day of , 2017.

READ A THIRD TIME AND PASSED this day of , 2017.

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Mayor

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Chief Administrative Officer