



---

**BYLAW 2024-24 TO AMEND LAND USE BYLAW 2017-18  
OSPREY BAY DIRECT CONTROL DISTRICT & REDISTRICTING**

**PUBLIC HEARING  
JANUARY 28, 2025**

# LOCATION MAP



# PURPOSE

- To amend the Osprey Bay Direct Control (DC) District within Land Use Bylaw 2017-18:

## Text amendment to the DC District

- additional flexibility and subdivision opportunities

## Redistrict a portion of the DC area

- increased transparency regarding the limited development opportunities

# AERIAL MAP



# PROPOSED TEXT AMENDMENTS

1

Remove Section 2.(b) of the DC which states that:

- a future application for subdivision must be a district wide application
- future subdivision will consist of bareland condominium units

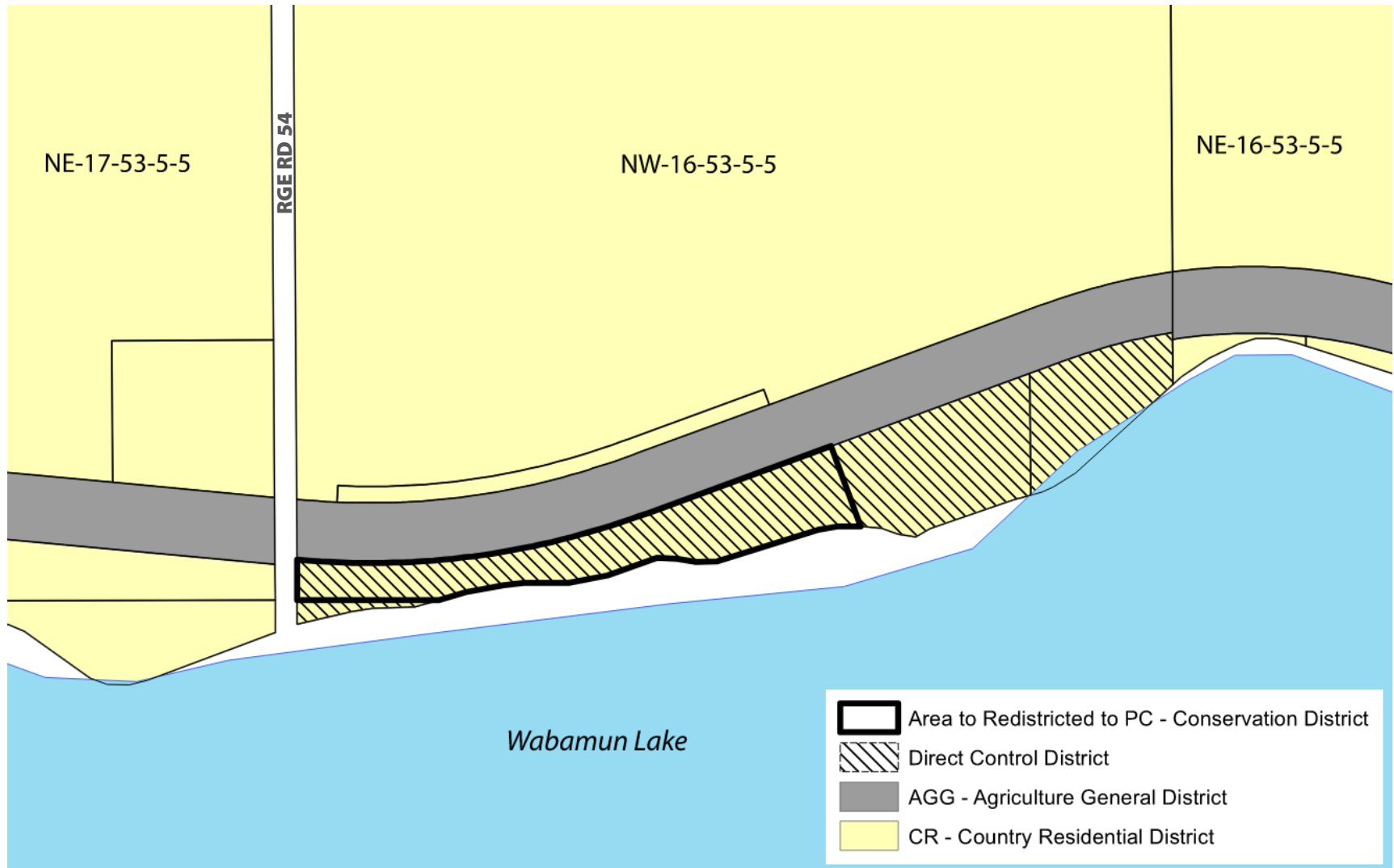
2

Adjust the decision authority for future subdivision applications from Council to the Subdivision Authority.

3

Other minor adjustments to remove reference to bareland condominium units.

## REDISTRICTING MAP



# PUBLIC ENGAGEMENT



An Open House was held on November 6, 2024, at the Wabamun Office.



Advertisements for the event included:

- Newspaper ads
- County webpage and social media posts
- Direct mail-out to affected and adjacent landowners
- Email to YourParkland subscriber list



24 attendees – all feedback received indicated support for the project.



# POLICY FRAMEWORK REVIEW

- Strategic Plan 2022-2025
  - in alignment with Pillar D Responsible Leadership – Goal D2
- Municipal Development Plan (MDP)
  - in alignment with the policies within Section 7 (Rural Communities and Housing) of the County's MDP



# RECOMMENDATION



Administration is in support of proposed Bylaw 2024-24 and recommends that upon closing the Public Hearing, Council give second and third reading to Bylaw 2024-24.

## OPTIONS BEFORE COUNCIL

1. Additional information required to make a decision; postpone the closing of the Public Hearing to a later date.

**OR**

2. Enough information received to make a decision; Public Hearing is closed.

a) Second and third reading moved on January 28, 2025.

**OR**

b) Second and third reading be scheduled for February 11, 2025.

*Please note once the Public Hearing is closed, no further information is able to be received.*