



REQUEST FOR DECISION

MEETING DATE: September 12, 2022

TITLE: C-1216-22 - Land Use Bylaw Amendment - Redistricting and Text Amendment - Fenwyck Mixed Use

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1216-22.

Bylaw C-1216-22, a Land Use Bylaw text amendment and redistricting to amend the C4 - Integrated Mixed Use District and redistrict Lot 31, Block 4, Plan 212 1297 from R2 - Mixed Medium to High Density District to C4 - Integrated Mixed Use District, is being brought forward for consideration by Council.

Administration supports this bylaw.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

Bylaw C-1216-22, a Land Use Bylaw text amendment and associated redistricting, is being brought forward for consideration by Council. The proposed text amendments to the C4 - Integrated Mixed Use District will update the district and make it more versatile for use in areas where street oriented development may not be optimal. The redistricting will change Lot 31, Block 4, Plan 212 1297, in the northwestern area of the Fenwyck neighbourhood, from R2 - Mixed Medium to High Density Residential District to C4 - Integrated Mixed Use District.

For additional background information, please consult the Request for Decision for this bylaw's second reading that is included within the September 12, 2022 Council Meeting agenda package.

OPTIONS / ALTERNATIVES:

Bylaw C-1216-22 is being presented for consideration by Council for second reading later on this same Council agenda. Should Council feel they need further information to make a decision, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of this bylaw will be re-scheduled.

CONSULTATION / ENGAGEMENT:

Notification of this public hearing was advertised in the August 26 and September 2 editions of the Spruce Grove Examiner as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to properties within 30 m of the subject lands and was also published on the City's website.

IMPLEMENTATION / COMMUNICATION:

This public hearing fulfills the statutory requirement under the *Municipal Government Act* to hear from those affected by this proposed bylaw. Following the statutory public hearing, second reading will be brought forward for consideration by Council.

IMPACTS:

Information presented at this public hearing will inform Council for consideration of second and third reading.

FINANCIAL IMPLICATIONS:

n/a