



REQUEST FOR DECISION

MEETING DATE: March 28, 2022

TITLE: C-1186-22 – Land Use Bylaw Amendment – Westwind Stage 2 – Redistricting – Public Hearing

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1186-22.

Bylaw C-1186-22 is a Land Use Bylaw amendment redistricting 5.47 ha of land from UR – Urban Reserve District to SE – Sports and Entertainment District.

Administration supports this Bylaw.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 5.47 ha of Lot 9, Block 1, Plan 102 7111. The area is currently districted UR – Urban Reserve District and is proposed to be redistricted to SE – Sports and Entertainment District. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan, and it will enable the development of a potential community hub and a transit station, including a park and ride facility, in the Westwind neighbourhood.

For additional background information, please consult the Request for Decision for this bylaw's second and third reading that is included within the March 28, 2022 Council meeting agenda package.

OPTIONS / ALTERNATIVES:

Bylaw C-1186-22 is being presented for consideration by Council for second and third 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 and third reading of this bylaw will be re-scheduled.

CONSULTATION / ENGAGEMENT:

Notification of this public hearing was advertised in the March 11 and 18 editions of the Spruce Grove Examiner as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands, and 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 and third 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

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with and exceptional quality of life

RELATED GOAL:

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.