



REQUEST FOR DECISION

MEETING DATE: March 28, 2022

TITLE: C-1188-22 - Land Use Bylaw Amendment – McLaughlin Stage 7 – Redistricting – Public Hearing

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1188-22.

Bylaw C-1188-22 is a Land Use Bylaw amendment redistricting approximately 2.8 ha of land from UR – Urban Reserve District to R1 – Mixed Low to Medium Density Residential District and P2 – Natural Areas District.

Administration supports this bylaw.

PROPOSED MOTION:

A motion is not required.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.8 ha of NW 4-53-27-W4. The area is currently districted UR – Urban Reserve. A 2.1 ha area is proposed to be redistricted to R1 – Mixed Low to Medium Density Residential District, and a 0.7 ha area as P2 – Natural Areas District. The proposed redistricting is consistent with the Heritage Estates Area Structure Plan and will enable development of Stage 7 including the dedication of a portion of the Dog Creek natural area in the McLaughlin neighbourhood.

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

OPTIONS / ALTERNATIVES:

Bylaw C-1188-22 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 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 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

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.