



REQUEST FOR DECISION

MEETING DATE: March 27, 2023

TITLE: C-1256-23 - Land Use Bylaw Amendment - Redistricting - Copperhaven Stage 9 - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1255-23, a proposed Land Use Bylaw amendment for redistricting approximately 0.9 ha of land from UR - Urban Reserve District to CPL - Copperhaven Planned Lot District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Area Structure Plan and will enable the development of Stage 9 located along Copperhaven Drive in the Copperhaven Neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1256-23 - Land Use Bylaw Amendment - Copperhaven Stage 9.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 0.9 ha of Lot 4, Block 1, Plan 052 2540. The area is currently districted UR - Urban Reserve District and proposed to be redistricted to CPL - Copperhaven Planned Lot Residential District. The proposed redistricting will enable the subdivision and development of approximately 23 Single Detached Dwelling with zero side yard lots, located along Copperhaven Drive.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed residential redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identify the subject site for residential land use.

West Area Structure Plan

The amendment area is within the West Area Structure Plan (Bylaw C-818-12), and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for “Low to Medium Density Residential” land use.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redesignation of the land is required for subdivision and development to occur. The proponent has concurrently applied for the creation of the new CPL - Copperhaven Planned Lot District under Bylaw C-1237-22, which if approved will allow Single Detached Dwellings with zero side yards. The proposed redistricting to CPL - Copperhaven Planned Lot District will support the development of Single Detached Dwellings with zero side yards in the subject area.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1256-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable development of Stage 9 in the Copperhaven Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a