



REQUEST FOR DECISION

MEETING DATE: April 11, 2023

TITLE: C-1236-22 - Land Use Bylaw Amendment - Copperhaven Stage 8 - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1236-22, a Land Use Bylaw proposing to redistrict approximately 1.50 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential 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 28 single family residential lots in the Copperhaven neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1236-22 - Land Use Bylaw Amendment - Copperhaven Stage 8.

BACKGROUND / ANALYSIS:

The proposed bylaw proposes to redistrict approximately 1.50 ha of Lot 4, Block 1, Plan 052 2540. This area is currently districted UR - Urban Reserve, and it is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District.

Municipal Development Plan:

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

West Area Structure Plan:

The West Area Structure Plan (Bylaw C-979-16) was most recently amended with Bylaw C-818-12 in November 2016. The proposed redistricting is consistent with the policy and Land Use Concept that identifies the subject lands for Mixed Low to Medium Density Residential.

Land Use Bylaw:

The subject land is currently districted UR - Urban Reserve. The redesignation of the land is required to permit subdivision and development to occur. The R1 District accommodates a range of low to medium density dwelling types.

Development Agreement:

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading.

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-1236-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of the eighth stage in the Copperhaven Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a