



REQUEST FOR DECISION

MEETING DATE: April 24, 2023

TITLE: C-1214-22 - Land Use Bylaw Amendment - Redistricting -
Greenbury 12 - Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1214-22, a proposed Land Use Bylaw amendment for redistricting approximately 1.31 ha of land, from UR - Urban Reserve District to GPL - Greenbury Planned Lot District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan, and it will enable the development of Stage 12 in the Greenbury Neighbourhood.

PROPOSED MOTION:

THAT third reading be given to Bylaw C-1214-22 - Land Use Bylaw Amendment - Greenbury Stage 12.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.31 ha of Lot 2, Block A, Plan 132 4055. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to GPL - Greenbury Planned Lot District. The proposed amendment will enable the subdivision and development of approximately 39 zero lot line single detached residential lots along Garneau Gate.

Greenbury Stage 12 is the second last stage of the GPL Pilot Project for zero lot line housing.

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 identifies the subject site for residential land use.

Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan (Bylaw C-686-08) as amended, and the proposed redistricting is consistent with its policies and Land Use Concept that identifies 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 proposed GPL District accommodates zero lot line development, and this redistricting would support 39 zero lot line single-detached residential lots.

Development Agreement

As per Corporate Policy 7,005, a development agreement has been completed and signed and this bylaw can be considered for third reading.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of third reading. Council may approve the bylaw as recommended, or alternatively, may defeat the motion for third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading which took place on August 22, 2022.

Advertising of the public hearing was placed in the Spruce Grove Examiner on August 5 and August 12, 2022, per the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30 m of the subject lands and also published on the City's website.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1214-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 12 in the Greenbury Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a