



## REQUEST FOR DECISION

**MEETING DATE:** May 8, 2023

**TITLE:** C-1236-22 - Land Use Bylaw Amendment - Redistricting -  
Copperhaven Stage 8 - Public Hearing and Second Reading

**DIVISION:** Planning & Infrastructure

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### 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.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1236-23. Upon closing of the Public Hearing, Council may consider giving second reading to the Bylaw.

If approved, the proposed Bylaw will allow Administration to approve subdivisions and consider development permits for Copperhaven Stage 8.

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### PROPOSED MOTION:

THAT second reading be given to C-1236-22 - Land Use Bylaw Amendment - Redistricting - 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:**

Bylaw C-1236-22 is being presented at a Public Hearing. 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.

This bylaw is also being brought forward for consideration of second reading. Upon closed of the Public Hearing and based on information provided at the Public Hearing, discussion, and consideration of changes to the bylaw may be made. Alternatively, Council may defeat the motion for second reading and choose to defeat this bylaw.

### **CONSULTATION / ENGAGEMENT:**

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on April 21 and 28, 2023 as per the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands. The notice was also published on the City's website.

### **IMPLEMENTATION / COMMUNICATION:**

The Public Hearing fulfills the statutory requirement under the *Municipal Government Act* to hear from those affected by this proposed bylaw prior to second reading.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 8, which includes 28 residential lots in the Copperhaven Neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a