



## REQUEST FOR DECISION

**MEETING DATE:** May 8, 2023

**TITLE:** C-1245-23 - Land Use Bylaw Amendment - Redistricting -  
Westwind Stage 4 - Public Hearing and Second Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1245-23, a proposed Land Use Bylaw amendment for redistricting approximately 0.6 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and R2 - Mixed Medium to High Density District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan as amended and will enable the development of Stage 4 located along Westwind Drive in the Westwind neighbourhood.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1245-23. 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 developments in Westwind Stage 4 based on the proposed regulation.

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### PROPOSED MOTION:

THAT second reading be given to C-1245-23 - Land Use Bylaw Amendment - Westwind Stage 4.

### BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 0.6 ha of Lot 4, Plan 4743RS. The area is currently districted UR - Urban Reserve District and a 0.43 ha area is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District, a 0.17 ha parcel is proposed to be redistricted to R2 - Mixed Medium to High Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 13 low to medium

density residential lots and 12 Medium to High Density Residential lots in Stage 4 of Westwind Neighbourhood.

#### 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.

#### Pioneer Lands Area Structure Plan

The amendment area is within the Pioneer Lands Area Structure Plan (Bylaw C-686-08) as amended by Bylaw C-1185-22, and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for “Low to Medium Density Residential”, and “Medium to High Density Residential” land uses.

#### 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 redistricting to R1 District will support the development of approximately 13 low to medium density residential lots. The proposed redistricting to R2 District will support the development of approximately 12 medium density row housing lots in stage 4 of Westwind Neighbourhood.

#### 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-1245-23 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 closing 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 April 28, 2023, 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.

If approved, the Land Use Bylaw map will be updated per Bylaw C-1245-23 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 4 in the Westwind Neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a