



REQUEST FOR DECISION

MEETING DATE: August 21, 2023

TITLE: C-1221-22 - Land Use Bylaw Amendment - Redistricting - East Campsite Stage 3 - Public Hearing, Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1221-22, a Land Use Bylaw amendment redistricting approximately 4.1 ha of land within the SE 33-52-27-W4 from UR - Urban Reserve District to M1 - General Industrial District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Campsite Business Park Area Structure Plan and will enable development of East Campsite Stage 3.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1221-22. Upon closing of the Public Hearing, Council may consider giving second and third reading to this bylaw.

PROPOSED MOTION:

THAT second reading be given to C-1221-22 - Land Use Bylaw Amendment - East Campsite Stage 3.

THAT third reading be given to C-1221-22 - Land Use Bylaw Amendment - East Campsite Stage 3.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 4.1 ha of the SE 33-52-27-W4 in the East Campsite area, west of Golden Spike Road. This subject area is currently districted UR - Urban Reserve district and is proposed to be redistricted to M1 - General Industrial District. The

proposed redistricting will enable the subdivision and development of approximately five (5) general industrial lots.

Municipal Development Plan

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

East Campsite Business Park Area Structure Plan

The amendment area is within the East Campsite Business Park Area Structure Plan (Bylaw C-634-06) and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Industrial" use.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land is required for subdivision and development to occur. The proposed M1 - General Industrial district accommodates a range of industrial and business uses.

Development Agreement

As per Section 4.2 of Corporate Policy 7005, as the developer of this industrial land has demonstrated clear and feasible servicing options, Council may consider third reading prior to the completion of a development agreement.

OPTIONS / ALTERNATIVES:

Bylaw C-1221-22 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 and third 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 the bylaw or a Councillor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1221-22 - Land Use Bylaw Amendment - East Campsite Stage 3 be deferred to the next Council meeting on September 11, 2023.

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 August 11, 2023, and uploaded to the City website on August 8, 2023 as per the Advertising Bylaw, thereby satisfying the requirements of the *Municipal Government Act*. Additionally, notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

If Bylaw C-1221-22 is approved, the Land Use Bylaw will be updated with the map change and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 3 in the East Campsite industrial area.

FINANCIAL IMPLICATIONS:

n/a