



REQUEST FOR DECISION

MEETING DATE: February 26, 2024

TITLE: C-1273-23 - Land Use Bylaw Amendment - Redistricting - 105 Madison Crescent - Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1273-23, as amended, proposes a Land Use Bylaw amendment for redistricting approximately 0.507 ha of land from P1 - Parks and Recreation District to M1 - General Industrial District, is being brought forward for consideration by Council. Administration has brought forward an amendment to the Bylaw, increasing the size of the area being redistricted from the initially proposed 0.46 ha at first reading.

A Public Hearing is required to hear from anyone who may be affected by Bylaw C-1273-23. Upon closing of the Public Hearing, Council may consider giving second and third reading to the Bylaw.

The proposed redistricting to industrial land use is consistent with the Municipal Development Plan and will support the subdivision and potential sale of the redistricted portion of the site.

PROPOSED MOTION:

THAT second reading be given to C-1273-23 - Land Use Bylaw Amendment - 105 Madison Crescent, as amended.

THAT third reading be given to C-1273-23 - Land Use Bylaw Amendment - 105 Madison Crescent.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 0.507 ha of land from 105 Madison Crescent, legally known as Lot 19R, Block 2, Plan 772 2050. The parcel contains a stormwater management facility to the north and an industrial building and accessory structures in the southern half of the parcel. The industrial building is currently being used by the Parkland Food Bank.

The parcel is currently districted P1 - Parks and Recreation District, and approximately southern half of the parcel is proposed to be redistricted to M1 - General Industrial District. The proposed redistricting will support the subdivision and sale of the redistricted portion of the site.

Municipal Development Plan

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

Land Use Bylaw

The subject parcel is currently designated as Municipal Reserve and districted as P1 - Parks and Recreation District. The sale of a portion of the parcel requires that Council remove the land's Municipal Reserve designation after a Public Hearing and resolution of Council in accordance with sections 674 and 675 of the *Municipal Government Act*. The Public Hearing for the Removal of Municipal Reserve designation is planned concurrently and will take place prior to the Public Hearing for this proposed bylaw. If Council does not agree to remove the Municipal Reserve designation, then this Bylaw should not be given second reading.

This proposed bylaw will redistrict the southern half of the subject parcel to M1 - General Industrial District, which will bring the land use in alignment with the intended industrial land use for the area under the MDP policies and support the subdivision and subsequent sale of the redistricted portion of the parcel.

OPTIONS / ALTERNATIVES:

Bylaw C-1273-23 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 rescheduled.

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 this 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-1273-23 - Land Use Bylaw Amendment - 105 Madison Crescent be deferred to the March 11, 2024 Regular Council Meeting.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments and has received no objections. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and published on the City's website.

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 February 16, 2024, and uploaded to the City website as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*.

The amended Bylaw proposal incorporates a modification to the area slated for redistricting, differing from the one initially advertised in the newspaper. The City website advertisement has been revised to accurately represent the Bylaw in its amended form.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1273-23 and be published on the City's website.

IMPACTS:

Approval of this bylaw will support the subdivision and sale of the redistricted portion of the site.

FINANCIAL IMPLICATIONS:

n/a