



REQUEST FOR DECISION

MEETING DATE: June 13, 2022

TITLE: C-1190-22 – Land Use Bylaw Amendment – Tonewood Stage 10 – Redistricting – Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1190-22, a Land Use Bylaw amendment redistricting approximately 1.5 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 East Pioneer Area Structure Plan and will enable development of Stage 10 in the Tonewood neighbourhood.

Administration supports this bylaw.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1190-22 – Land Use Bylaw Amendment – Tonewood Stage 10.

THAT third reading be given to Bylaw C-1190-22 – Land Use Bylaw Amendment – Tonewood Stage 10.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.5 ha of Lot 5, Block 1, Plan 172 3540. The area is currently districted UR – Urban Reserve District and proposed to be redistricted to R1 – Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 10 Semi-Detached residential lots, and 18 Single Detached lots.

Additionally, Tonewood Stage 10 will include a permanent vehicular connection to existing Grassview Crescent, providing a secondary access into the Tonewood 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.

East Pioneer Area Structure Plan

The amendment area is within the East Pioneer Area Structure Plan (Bylaw C-843-13), and the proposed redistricting is consistent with its policies and Land Use Concept that identify 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 R1 Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings, and will support the development of Semi-Detached dwellings and Single Detached dwellings as requested in the subject area.

Development Agreement

As per Corporate Policy 7,005, a completed development agreement is required prior to consideration for third reading.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of second and third reading. 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 or third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing was held on June 13, 2022, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on May 27 and June 3, 2022 as per the requirements of the *Municipal Government Act*.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1190-22 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 10 in the Tonewood neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with and exceptional quality of life

RELATED GOAL:

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.