



## REQUEST FOR DECISION

**MEETING DATE:**

June 13, 2022

**TITLE:**

C-1142-21 - Land Use Bylaw Text Amendment - Section 120 RMHC  
- Manufactured Home Court District – Public Hearing

**DIVISION:**

Planning & Infrastructure

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**SUMMARY:**

Bylaw C-1142-21, a proposed text amendment to Section 120 RMHC – Manufactured Home Court Residential District in the Land Use Bylaw, is being brought forward for Council consideration. The proposal is a comprehensive District update that recognizes the existing conditions of the Mobile Home Estates and seeks to clarify how current and future onsite development shall be regulated for this city housing option.

Administration supports this bylaw.

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**PROPOSED MOTION:**

A motion is not required.

**BACKGROUND / ANALYSIS:**

An application was received to make changes to Section 120 RMHC – Manufactured Home Court Residential District from the landowner of Mobile City Estates, which is the sole user of this City land use district. The applicant's goal with this proposal is to change the existing land use district to clarify regulations for Mobile City Estates' developed areas and to establish how available expansion areas can develop.

Mobile City Estates is located west of Calahoo Road adjacent to the City Centre, and it has an area of 22.2 hectares with approximately 20% of its lands remaining undeveloped. The existing development has approximately 240 units that has a current density of 10.8 dwelling units per net residential hectare, which is a low-density residential use in the City.

For additional background information, please consult the Request for Decision for this bylaw's second reading that is included within the June 13, 2022 Council Meeting agenda package.

**OPTIONS / ALTERNATIVES:**

Bylaw C-1142-21 is being presented for consideration by Council for second reading later on this same Council agenda. 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.

**CONSULTATION / ENGAGEMENT:**

The applicant has conducted an information mail-out (December 2020) and an advertised Open House (April 13, 2022) event to inform and discuss their amendment process. Notification of this public hearing was advertised in the May 27 and June 3, 2022 editions of the Spruce Grove Examiner as per the requirements of the *Municipal Government Act*. A notice was also mailed to properties within 30 m of the subject lands and published on the City's website.

**IMPLEMENTATION / COMMUNICATION:**

If approved, the Land Use Bylaw will be updated per Bylaw C-1142-21 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will replace the existing regulations for use in regulating the Mobile Home Estates development.

**FINANCIAL IMPLICATIONS:**

n/a

**STRATEGIC VISION ELEMENT:**

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

**RELATED GOAL:**

n/a