

A large, stylized teal graphic on the left side of the slide, composed of several overlapping, curved, brushstroke-like shapes that create a sense of movement and depth.

# Land Use Bylaw Amendment

## Section 120 RMHC - Manufactured Home Court Residential District

- ### Public Hearing

- City of Spruce Grove
  - Council Meeting
  - Bylaw C-1142-21
  - June 13, 2022





# Background

## » Proposal to:

- » change the existing land use district to clarify regulation in the developed areas, and
- » to establish how available expansion areas can develop.

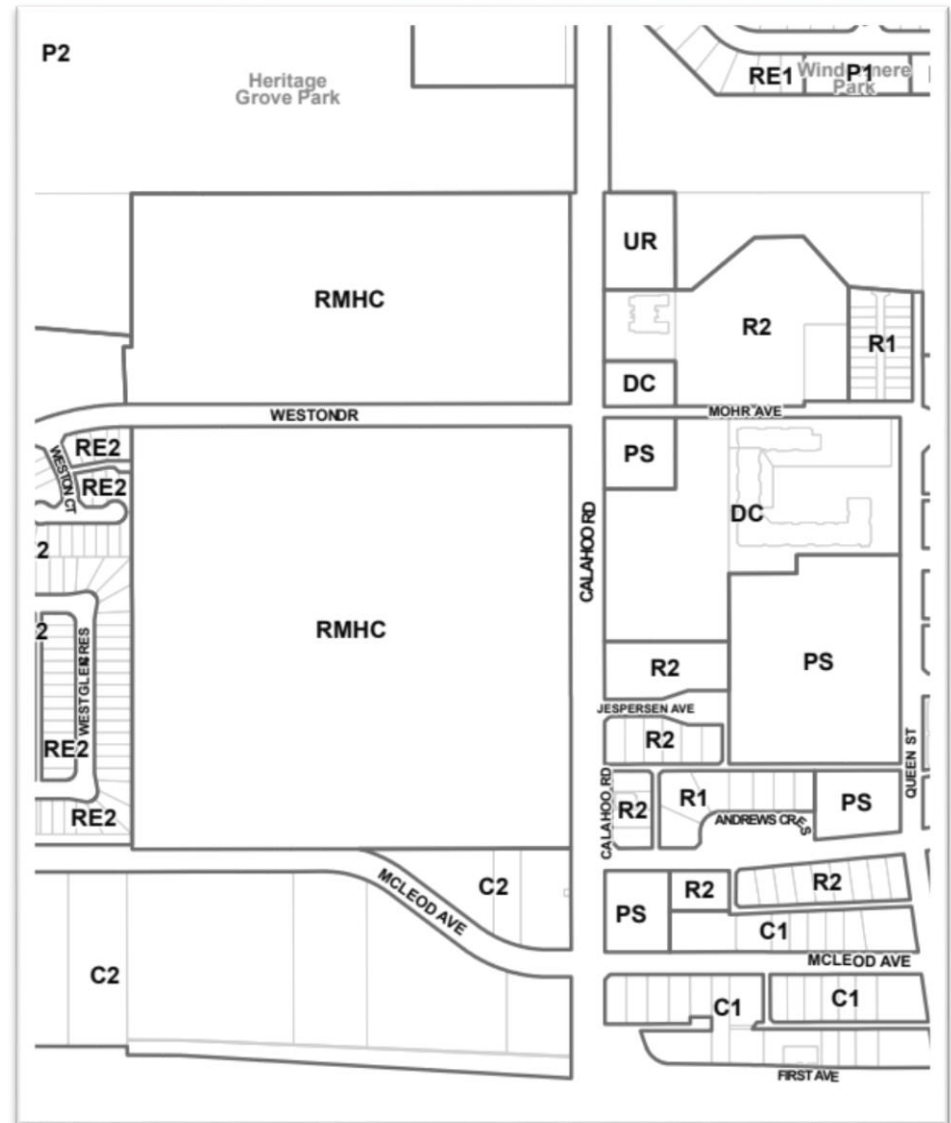
» The City recognizes Land Use Bylaw changes are needed to improve the District's usefulness.





# Proposed Text Amendment

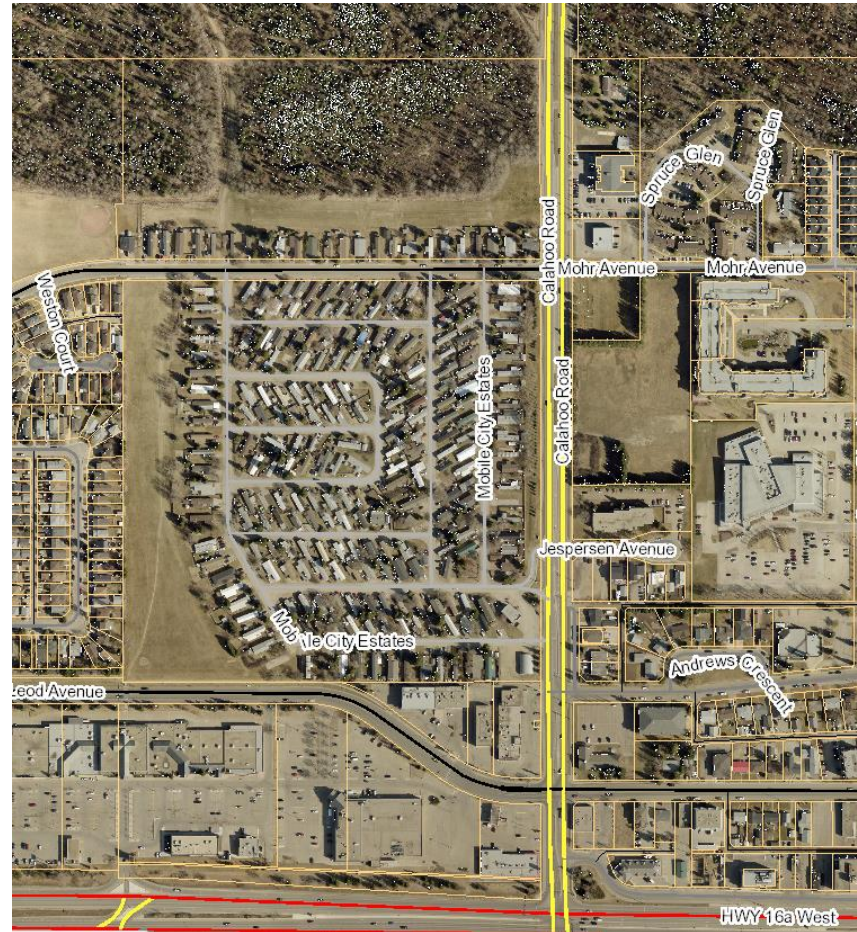
- » Substantial changes to the existing Manufactured Home Court District
- » The existing District is proposed to be rescinded and replaced in its entirety.
- » The proposed regulation pertains to Mobile City Estates, the only district user.





# Location and Site

- » Mobile City Estates is located west of Calahoo Road adjacent to the City Centre
- » It is 22.2 ha with approximately 20% of its lands remaining undeveloped
- » The existing development has approximately 240 units
- » The current density is 10.8 dwelling units per net residential hectare
- » It is a low-density residential use in the City



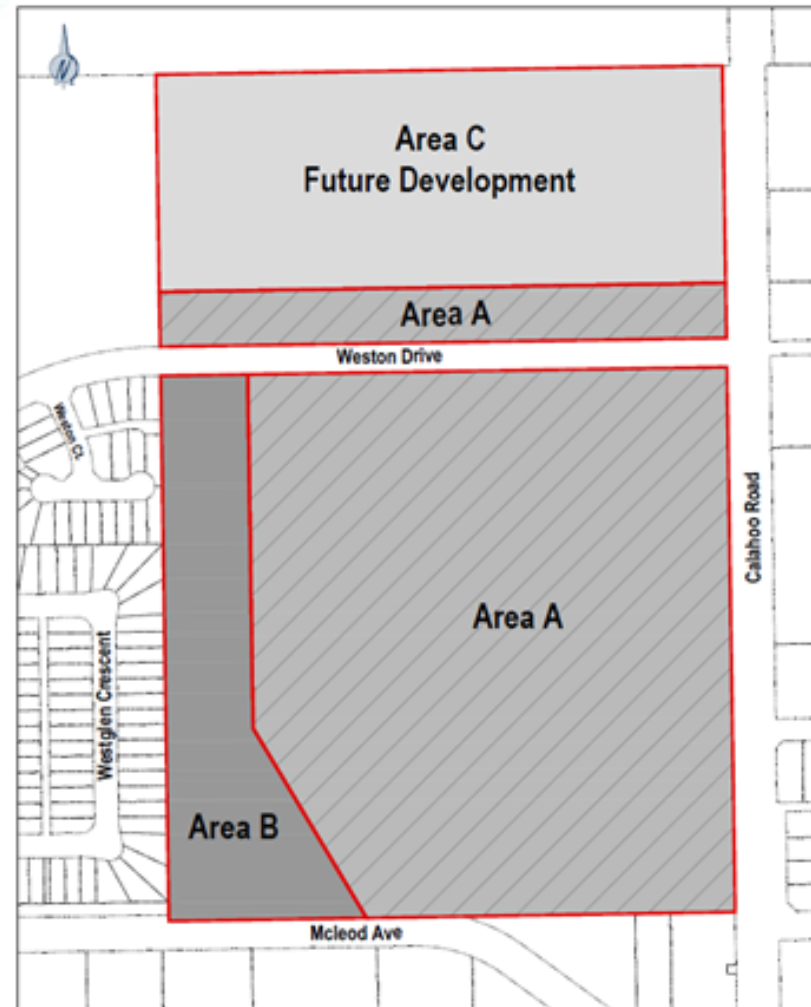




# Proposed Text Amendment

## » Area A – Existing Mobile City Estates

- » addresses the existing development clarifying how it is to be managed over time allowing for orderly and incremental upgrading
- » Continued development is to be based on agreed setbacks from existing manufactured homes in relation to its neighbouring units
- » A new Development Permit will be issued to capture the existing conditions, and all future development would comply with the new District



**Figure 1 - Mobile City Estates Sub-Areas Map**





# Proposed Text Amendment

## » Area B – Expansion Area

- » establishes a regulatory system for expansion area based on a detailed Site Plan with individual stalls and setback regulations to ensure clear development standards and expectations

## » Area C – Future Development

- » This area consists of a large, treed site adjacent to Heritage Grove Park
- » any future development in this area of undetermined environmental status would require further District amendment.

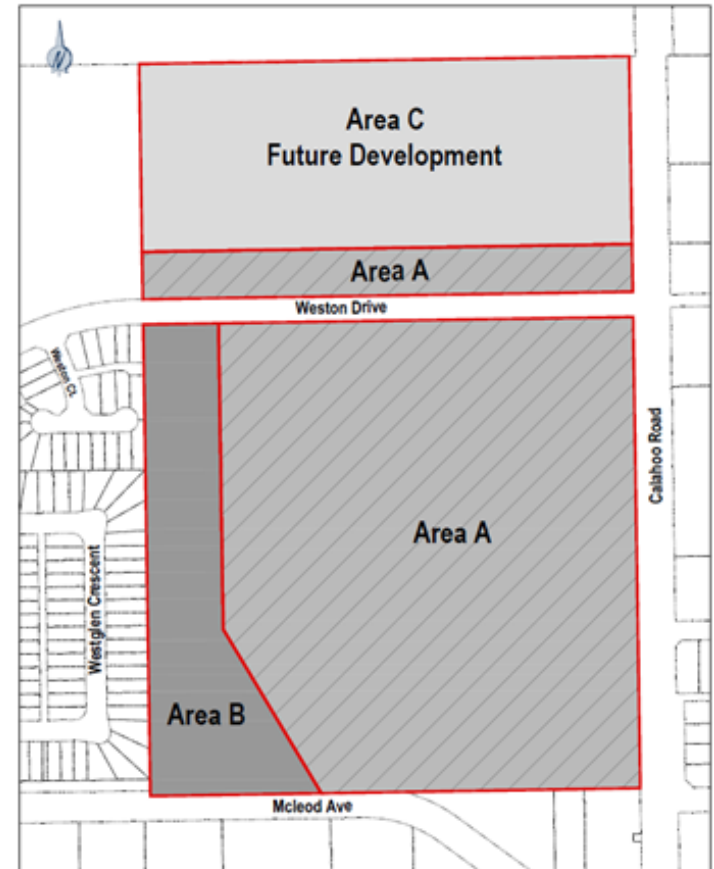


Figure 1 - Mobile City Estates Sub-Areas Map





# Public Consultation

- » The amendment area is adjacent to existing residential and these neighbours were informed and consulted about the amendment.
- » The developer conducted an information mail-out and walk-in Open House for this proposal
- » Mail-out - December 2020
  - » to create public awareness of the proposal
- » Open House - April 13, 2022
  - » to inform and discuss their amendment process which is documented in the attached Public Engagement Report
- » This amendment application was circulated to relevant City departments for their comments

## MOBILE CITY ESTATES



PUBLIC ENGAGEMENT REPORT  
What We Heard + What We Did  
April 2022





# Recommendation

- » Administration supports this amendment.
- » This proposal provides:
  - » an operable regulatory system that will allow development in Mobile City Estates to continue in a manner that provides a higher degree of predictability regarding the site's development and safe operation.



Public Hearing

C-1142-21

# Questions & Comments

