



REQUEST FOR DECISION

MEETING DATE: May 27, 2024

TITLE: C-1301-24 - Land Use Bylaw amendment - Redistricting -
McLaughlin Stage 8 - Public Hearing and Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1301-24, a proposed Land Use Bylaw amendment for redistricting approximately 1.86 hectares of land from UR- Urban Reserve District to R1- Mixed Low to Medium Density Residential District, P1 - Parks and Recreation District, and P2- Natural Areas District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the Heritage Estates Area Structure Plan, and will enable the development of Stage 8 in the McLaughlin neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1301-24 - Land Use Bylaw Amendment - Redistricting - McLaughlin Stage 8.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.86 hectares of part of NW ¼ Section 4; Township 53; Range 27; W4M. The subject area is located along Meadowgrove Lane in the McLaughlin neighbourhood. The area is currently districted UR- Urban Reserve District and is proposed to be redistricted to R1- Mixed Low to Medium Density Residential District (1.52 hectares), P1 - Parks and Recreation District (0.33 hectares), and P2- Natural Areas District (0.01 hectares). The proposed redistricting will enable the subdivision and development of approximately 23 single family residential lots.

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 with Figure 8 Future Land Use that identifies the subject site for residential land use.

Heritage Estates Area Structure Plan

The amendment area is within the Heritage Estates Area Structure Plan (Bylaw C-812-12), and the proposed redistricting is consistent with its policies and Development Concept that identify it for "Low to Medium Density Residential" and Park / Open Space" land use. The subject area is located along a cul-de-sac on Meadowgrove Lane and will provide low density residential options in the form of single-family residential lots.

Land Use Bylaw

The subject land is currently districted UR- Urban Reserve, and redistricting 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 including single-family residential. The proposed P1 - Parks and Recreation District is intended to provide a park space, and the proposed P2- Natural Areas District is intended to consolidate remnant Environmental Reserve pieces into the existing Environmental Reserve parcel.

Development Agreement

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

OPTIONS / ALTERNATIVES:

Bylaw C-1301-24 if being presented at 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 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.

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*, must be held prior to consideration of second reading. Advertising of the Public Hearing was

placed in the Spruce Grove Examiner on May 17, 2024 and uploaded to the City website on May 14, 2024, per the Advertising Bylaw and the *Municipal Government Act* requirements,

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1301-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 8 in the McLaughlin neighbourhood.

FINANCIAL IMPLICATIONS:

n/a