



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1301-24 - Land Use Bylaw Amendment - Redistricting -
McLaughlin Stage 8 - Third 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.

If approved, the proposed bylaw will allow Administration to approve subdivisions and consider development permits for McLaughlin Stage 8.

PROPOSED MOTION:

THAT third 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

Corporate Policy 7,005, requires that a completed development agreement be submitted prior to consideration of third reading, and this has been submitted allows for a third reading.

OPTIONS / ALTERNATIVES:

Council may direct Administration to make amendments to the bylaw or defeat the motion for third 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, was held prior to consideration of second reading on May 27, 2024.

IMPLEMENTATION / COMMUNICATION:

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

IMPACTS:

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

FINANCIAL IMPLICATIONS:

n/a