



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1341-24 - Land Use Bylaw Amendment - Redistricting -
McLaughlin Stage 9 - First Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1341-24, a proposed Land Use Bylaw amendment for redistricting approximately 2.03 hectares of land from UR- Urban Reserve District to R1 - Mixed Low to Medium Density Residential 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 9 in the McLaughlin neighbourhood.

PROPOSED MOTION:

THAT first reading be given to C-1341-24- Land Use Bylaw Amendment - Redistricting - McLaughlin Stage 9.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.03 hectares 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 (1.59 hectares) and P2 - Natural Areas District (0.44 hectares). The proposed redistricting will enable the subdivision and development of approximately 30 single family residential lots and one Environmental Reserve lot.

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 the 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 "Dog Creek Natural Area" 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 District, 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 P2 - Natural Areas District restricts development in natural areas.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comments. A statutory public hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw will be updated per Bylaw C-1341-24 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of McLaughlin Stage 9.

FINANCIAL IMPLICATIONS:

n/a