



REQUEST FOR DECISION

MEETING DATE: July 8, 2024

TITLE: C-1340-24 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 8 - Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1340-24, a proposed Land Use Bylaw amendment for redistricting approximately 3.8 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District and P1 - Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan and will enable the development of Stage 8 in the Fenwyck Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1340-24 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 8.

THAT third reading be given to C-1340-24 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 8.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.8 ha of Lot 1, Block A, Plan 172 3519 in the Fenwyck neighbourhood. A 2.9 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, and a 0.9 ha area is proposed to be from UR - Urban Reserve to P1 - Parks and Recreation District. The redistricting will enable the subdivision and development of approximately 55 parcels for single detached housing, one public utility lot for stormwater management, and two municipal reserve lots for park space.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010 - 2020 (MDP) is the City's primary statutory plan. The proposed residential and open space redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identify the area for residential land use.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 - East Pioneer Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for "Low to Medium Density Residential", "Stormwater Management Facility", and "Park / Open Space". The area being designated as Parks and Recreation District forms part of a linear park network connecting the Fenwyck neighbourhood to the Pioneer Lands Area Structure Plan neighbourhood to the north and the Easton neighbourhood to the west and a stormwater management facility.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land is required for subdivision and development to occur. The proposed districting will provide for development as follows:

- R1 - Mixed Low to Medium Density Residential District area will be used to accommodate approximately 55 single detached residential lots.
- P1 - Parks and Recreation District area is intended to provide for a greenway pedestrian connection and a public utility lot required for stormwater management purposes.

Development Agreement

Corporate Policy 7,005 requires a signed development agreement prior to consideration of third reading, and this development agreement has been received.

OPTIONS / ALTERNATIVES:

Bylaw C-1340-24 is being presented at a Public Hearing. Should Council feel they need further information to make a decision on this bylaw, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of the bylaw will be rescheduled.

The bylaw is also being brought forward for consideration of second and third 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 the bylaw or a Councilor may make the following motion if they wish to defer third reading to the next Council meeting:

THAT third reading for C-1340-24 be deferred to the August 26, 2024, Regular Council Meeting.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their review.

A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, will be held prior to consideration of second reading. Advertising of the Public Hearing was placed in the Spruce Grove Examiner on June 28, 2024, and uploaded to the City website on June 25, 2024, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*. Additionally, a notice was mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1340-24 and be published on the City's website.

IMPACTS:

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

FINANCIAL IMPLICATIONS:

n/a