



REQUEST FOR DECISION

MEETING DATE: April 28, 2025

TITLE: C-1372-25 - Land Use Bylaw Amendment - Redistricting -
Greenbury Stage 15 - Public Hearing and Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1372-25, a proposed Land Use Bylaw amendment for redistricting approximately 2.0 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District is being brought forward for consideration by Council. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan and will enable the development of Stage 15 in the Greenbury Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.0 ha of Lot 3, Block A, Plan 242 0044 in the Greenbury neighbourhood from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 41 single detached lots.

Pioneer Lands Area Structure Plan

The amendment area is within Bylaw C-686-08 - Pioneer Lands 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”.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redistricting is required for subdivision and development to occur. The proposed R1 - Mixed Low to Medium Density Residential District will be used to accommodate approximately 41 single detached residential lots.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to consideration of third reading.

OPTIONS / ALTERNATIVES:

Bylaw C-1375-25 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.

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.

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 April 25, 2025, and uploaded to the City website on April 15, 2025 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 for Bylaw C-1372-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 15 in the Greenbury neighbourhood.

FINANCIAL IMPLICATIONS:

n/a