



## REQUEST FOR DECISION

**MEETING DATE:** May 12, 2025

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

**DIVISION:** Sustainable Growth and Development Services

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### 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.

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### PROPOSED MOTION:

THAT third 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 subdivision and development of approximately 30 single family residential lots and 1 Environmental Reserve lot.

### Municipal Development Plan

Bylaw C-1338-24 - The Shape of Our Community: Municipal Development Plan (MDP) is the City's primary statutory plan. The proposed redistricting is consistent with the policies of the

MDP and with Map 6 Future Land Use Concept that identifies the subject site for Residential Neighbourhoods and Open Space and Natural Areas.

#### **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.

#### **Development Agreement**

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

#### **OPTIONS / ALTERNATIVES:**

Council may direct Administration to make amendments to the proposed 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 August 26, 2024.

#### **IMPLEMENTATION / COMMUNICATION:**

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

#### **IMPACTS:**

Approvals will enable the development of Stage 9 in the McLaughlin neighbourhood.

**FINANCIAL IMPLICATIONS:**

n/a