



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9 - Public Hearing, Second and Third Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1391-25, a proposed Land Use Bylaw amendment for redistricting approximately 4.8 ha of land from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, DC.12 - Fenwyck Semi-detached Direct Control 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 9 in the Fenwyck Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9.

THAT third reading be given to C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 4.8 ha of Lot 1, Block A, Plan 172 3519 in the Fenwyck neighbourhood. A 2.6 ha area is proposed to be redistricted from UR - Urban Reserve District to R1 - Mixed Low to Medium Density Residential District, a 0.5 ha area from UR - Urban Reserve to DC.12 - Fenwyck Semi-detached Direct Control District, and 1.7 ha from UR - Urban Reserve to P1 - Parks and Recreation District.

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” and “Stormwater Management”.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redistricting 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 32 single detached residential lots.
- DC.12 - Fenwyck Semi-detached Direct Control District area will accommodate approximately 28 semi-detached residential lots with alternating front and rear access.
- P1 - Parks and Recreation District area will be used to accommodate a stormwater management facility. This dedication will complete the stormwater management facilities within the Fenwyck neighbourhood.

Development Agreement

Corporate Policy 7,005, requires a signed development agreement prior to consideration of third reading. The development agreement has been completed and the Bylaw is ready for consideration of third reading.

OPTIONS / ALTERNATIVES:

Bylaw C-1391-25 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 these bylaws will be rescheduled.

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

THAT third reading for C-1391-25 - Land Use Bylaw Amendment - Redistricting - Fenwyck Stage 9 be deferred to the May 20, 2025 Regular Council Meeting

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 May 2, 2025, and uploaded to the City website on April 30, 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-1391-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 9 in the Fenwyck neighbourhood.

FINANCIAL IMPLICATIONS:

n/a