



REQUEST FOR DECISION

MEETING DATE: May 12, 2025

TITLE: C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7 - Public Hearing and Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1393-25, a proposed Land Use Bylaw amendment for redistricting approximately 3.1 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 North Central Area Structure Plan and will enable the development of Stage 7 in the Deer Park Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1393-25 - Land Use Bylaw Amendment - Redistricting - Deer Park Stage 7.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.1 ha of Lot 3, Block 1, Plan 142 2642 in the Deer Park 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, and a 0.5 ha area from UR - Urban Reserve to P1 - Parks and Recreation District.

The associated subdivision is creating road right of way for Dalton Link and Deer Park Drive. Development of Deer Park Stage 7 will connect the proposed R1 area to existing Deer Park Drive and to the signalized intersection at Dalton Link / Jennifer Heil Way.

A direct control district for the Mixed Use Node for the lands south of the R1 amendment area, east of Jennifer Heil Way, and north of Dalton Link is currently being drafted.

North Central Area Structure Plan

The amendment area is within Bylaw C-477-03 - North Central Area Structure Plan, and the proposed redistricting is in general compliance with the policies and Land Use Concept that identify the area for “Mixed Low to Medium Density Residential” and “Park / Open Space”.

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 46 single detached residential lots.
- P1 - Parks and Recreation District area will be used to accommodate future multi-use trail and noise attenuation.

Development Agreement

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

OPTIONS / ALTERNATIVES:

Bylaw C-1393-25 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 the 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 May 2, 2025, and uploaded to the City website on April 28, 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-1393-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 7 in the Deer Park neighbourhood.

FINANCIAL IMPLICATIONS:

n/a