



REQUEST FOR DECISION

MEETING DATE: May 20, 2025

TITLE: C-1372-25 - Land Use Bylaw Amendment - Redistricting - Greenbury Stage 15 - Third 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 third 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. A development agreement has been completed and signed.

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 there are no outstanding concerns. Additionally, a notice was mailed directly to landowners within 30m of the subject lands and published on the City's website and in the local newspaper. A statutory Public Hearing, advertised per the requirements of the *Municipal Government Act*, was held prior to consideration of second reading on April 28, 2025.

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