



REQUEST FOR DECISION

MEETING DATE:

July 7, 2025

TITLE:

C-1404-25 - Land Use Bylaw Amendment - Redistricting -
Jesperdale Stage 15 - Public Hearing, Second and Third Reading

DIVISION:

Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1404-25, a proposed Land Use Bylaw amendment for redistricting 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 North Central Area Structure Plan and will enable the development of Stage 15 in the Jesperdale neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1404-25 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 15.

THAT third reading be given to C-1404-25 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 15.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 1.25 hectares of Lot 1, Block 23, Plan 062 6301 and SE 9-53-27-W4, which is located in the Southwestern portion of the Jesperdale neighbourhood at the end of Arthur Way. The area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District (1.24ha) and P2 - Natural Areas District (0.01ha). The proposed redistricting will enable the subdivision of approximately 18 Single Detached Residential Lots and five Environmental Reserve Lots for a total of 23 lots.

Municipal Development Plan

Bylaw C-1338-24 The Shape of Our Community: Municipal Development Plan, is the City's primary statutory plan (MDP). The proposed redistricting is consistent with the policies of the MDP and with Map 6 - Future Land Use that identifies the subject site for Residential Neighbourhoods.

North Central Area Structure Plan

The amendment area is within the North Central Area Structure Plan (Bylaw C-477-03), and the proposed redistricting is consistent with its policies and Development Concept that identify it for "Mixed Low to Medium Density Residential". The subject area is located along Calahoo Road and will provide low and medium density residential options.

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 18 single detached residential lots.
- P2 - Natural Areas District area will be used to accommodate five Environmental Reserve Lots to provide an additional buffer from the rear of the proposed residential lots abutting the Dog Creek Natural Area trail.

OPTIONS / ALTERNATIVES:

Bylaw C-1404-25 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 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-1404-25 - Land Use Bylaw Amendment - Redistricting - Jesperdale Stage 15 be deferred to the August 18, 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 June 27, 2025, and uploaded to the City website on June 23, 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 per Bylaw C-1404-25 and be published on the City's website.

IMPACTS:

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

FINANCIAL IMPLICATIONS:

n/a