



REQUEST FOR DECISION

MEETING DATE: July 7, 2025

TITLE: C-1398-25 - Land Use Bylaw Amendment - Redistricting - Easton Stage 8 - Public Hearing, Second Reading

DIVISION: Sustainable Growth and Development Services

SUMMARY:

Bylaw C-1398-25, a proposed Land Use Bylaw amendment for redistricting approximately 2.6 ha of land from UR - Urban Reserve District to R2 - Mixed Medium to High Density Residential District and DC.21 - Easton Back-to-Back Row Housing Direct Control 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 8 in the Easton Neighbourhood.

PROPOSED MOTION:

THAT second reading be given to C-1398-25 - Land Use Bylaw Amendment - Redistricting - Easton Stage 8.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 2.6ha of the SE 2-53-27-W4 in the Easton neighbourhood. A 0.3ha area is proposed to be redistricted from UR - Urban Reserve District to R2 - Mixed Medium to High Density Residential District, and a 2.3ha area from UR - Urban Reserve to DC.21 - Easton Back-to-Back Row Housing Direct Control District.

C-1397-25, a Land Use Bylaw Text Amendment for the DC.21 Easton Back-to-Back Row Housing Direct Control District is required to support the redistricting of the 2.3ha site from UR - Urban Reserve District to DC.21 - Easton Back-to-Back Row Housing Direct Control District. C-1397-25 must receive third reading prior to C-1398-25 to enable the redistricting of the 2.3ha portion of this bylaw.

East Pioneer Area Structure Plan

The amendment area is within Bylaw C-843-13 -East Pioneer Area Structure Plan. A substantial portion of the amendment area was recently the subject of an area structure plan amendment, C-1384-25, that changed the future land use of Mixed Medium to High Density Residential and realigns an identified collector roadway. The proposed districting is in general compliance with the policies and Land Use Concept of the East Pioneer Area Structure Plan, as currently approved.

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:

- R2 - Mixed Medium to High Density Residential District area will be used to accommodate approximately 12 street oriented row house lots.
- DC.21 - Easton Back-to-Back Row Housing Direct Control District area will be used to accommodate a 2.0ha bare land condominium development with a mix of row housing and back-to-back row housing dwelling types. For full details of this newly proposed direct control district, please see the report for Bylaw C-1397-25 on this agenda.

Development Agreement

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

OPTIONS / ALTERNATIVES:

Bylaw C-1398-25 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.

The 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 June 27, 2025, and uploaded to the City website on June 24, 2025, as per the Advertising Bylaw thereby satisfying the requirements of the *Municipal Government Act*.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated for Bylaw C-1398-25 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 8 in the Easton neighbourhood.

FINANCIAL IMPLICATIONS:

n/a