



REQUEST FOR DECISION

MEETING DATE: September 13, 2021

TITLE: C-1161-21 – Land Use Bylaw Amendment – Prescott Stage 9
– Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Third reading of proposed Bylaw C-1161-21, a redistricting to the Land Use Bylaw changing approximately 5.7 ha of land from UR - Urban Reserve to R1 - Mixed Low to Medium Density Residential District, is being brought forward for Council's consideration. The proposed redistricting is consistent with the Pioneer Lands Area Structure Plan and will enable development to continue in the Prescott neighbourhood.

This amendment is supported by Administration.

PROPOSED MOTION:

That third reading be given to C-1161-21 - Land Use Bylaw Amendment - Prescott Stage 9.

BACKGROUND/ANALYSIS:

This proposed Bylaw is to redistrict approximately 5.7 ha of land located east of Pioneer Road and north of Prescott Boulevard that is legally described as part of SW-12-53-27-4. This area is currently districted UR - Urban Reserve District and is proposed to be redistricted to R1 - Mixed Low to Medium Density Residential District. The amendment area is intended for future subdivision of 93 single detached residential lots, 8 semi-detached lots and one public utility lot.

Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed residential redistricting is consistent with the policy of the MDP and with Figure 8 Future Land Use.

Pioneer Lands Area Structure Plan

The Pioneer Lands Area Structure Plan (Bylaw C-686-08) was most recently amended with Bylaw C-1062-18 in April 2019. The proposed redistricting is in general compliance with the Area Structure Plan policy and Land Use Concept that identifies the subject lands for Mixed Low to Medium Density Residential.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve. The redistricting of the land is required to permit subdivision and development to occur. The proposed R1 district accommodates a range of low to medium density dwelling types, providing flexibility in the design and development of neighbourhoods.

Development Agreement

As per Corporate Policy 7,005, a completed and signed development agreement is required prior to consideration of third reading, and this Agreement has been received.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of third reading. 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 third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

This application was circulated to relevant City departments for their comment. A statutory public hearing, advertised per the requirements of the Municipal Government Act, was held prior to consideration of second reading.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1161-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 9 in the Prescott Neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

Where People Choose to Live - A dynamic city with and exceptional quality of life

RELATED GOAL:

Spruce Grove is a well-planned city, with a high ease of community connectivity and mobility for transportation and walkability.