



REQUEST FOR DECISION

MEETING DATE: October 12, 2021

TITLE: C-1167-21 - Land Use Bylaw Amendment - Section 126A SE - Sports and Entertainment District - Public Hearing

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1167-21.

Bylaw C-1167-21, a text amendment to the Land Use Bylaw for adding a new land use district to the Land Use Bylaw, is being brought forward for consideration by Council. The proposal is to create "Section 126A SE - Sports and Entertainment District" that is intended to implement the goals and objectives of the Municipal Development Plan (Bylaw C-960-16) and also support recent amendments to the East Pioneer Area Structure Plan that identified a recreation and entertainment district featuring a baseball stadium.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT those in attendance be thanked for their input.

BACKGROUND / ANALYSIS:

The proposed amendment defines a new sports recreation and entertainment land use district that would accommodate developments intending to create vibrant, mixed-use sports and entertainment areas that may include a range of supportive accessory commercial and community service type uses.

Land uses available within this new district include, but are not limited to, Recreational Establishments, Stadiums, Transit Transfer Stations, Libraries and Cultural Exhibits, and Accessory Uses that would be ancillary to a principle use.

Bylaw C-1167-21 supports the Municipal Development Plan by:

- promoting a higher quality of life for residents through creation of gathering places for social and recreational activities and offering diverse recreational programs in first-class facilities (MDP Community Life Goals 8 and 9);
- reinforcing and creating new community level gathering places (MDP policy 5.1.4.1);
- promoting continued development of Spruce Grove as a regional and commercial centre (MDP Policy 6.2.1); and,
- increasing local employment opportunities (MDP Policy 6.1.1).

This proposed district has been defined to regulate developments intended within the new Ball Park District that includes a baseball stadium as a major feature. However, the district would also be available for future use in the development of other private or civic recreational type development areas that would promote recreational and community type uses, and thereby create community and neighbourhood gathering places to enhance the quality of life of City residents.

For additional background information, please consult the Request for Decision for this Bylaw's second reading that is included within the October 12, 2021 Council Meeting agenda package.

OPTIONS / ALTERNATIVES:

Bylaw C-1167-21 is being presented for consideration by Council for second and third reading later on this same Council agenda. Should Council feel they need further information to make a decision, they may choose to adjourn the public hearing for continuance at a later date. If Council chooses this option, second reading of this bylaw will be re-scheduled.

CONSULTATION / ENGAGEMENT:

Notification of this public hearing was advertised in the September 24 and October 1 editions of the Spruce Grove Examiner as per the requirements of the *Municipal Government Act*. Notice was also published on the City's website.

IMPLEMENTATION / COMMUNICATION:

This public hearing fulfills the statutory requirement under the *Municipal Government Act* to hear from those affected by a proposed amendment to the Land Use Bylaw. Following the statutory public hearing, second and third reading will be brought forward for consideration by Council.

IMPACTS:

Information presented at this hearing will inform Council for consideration of second and third reading.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

This topic relates to all three of the City's strategic vision elements contained in Council's Strategic Plan

RELATED GOAL:

High quality leisure, recreational, commercial and social infrastructure and amenities as well as policies that meet the interests and needs of the greater community are in place and conveniently accessible.