



## **REQUEST FOR DECISION**

**MEETING DATE:** October 12, 2021

**TITLE:** C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial – Public Hearing

**DIVISION:** Planning & Infrastructure

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### **SUMMARY:**

A public hearing is required to hear from anyone who may be affected by Bylaw C-1170-21.

Bylaw C-1170-21, a redistricting to the Land Use Bylaw changing approximately 0.75 ha of land from UR – Urban Reserve District to C3 – Neighbourhood Retail and Service 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 the commercial site in the west of the Deer Park neighbourhood.

Administration supports this bylaw.

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### **PROPOSED MOTION:**

THAT those in attendance be thanked for their input.

### **BACKGROUND/ANALYSIS:**

The proposed bylaw is to redistrict approximately 0.75 ha of Lot 1, Block 1, Plan 142 2641. This area is currently districted UR – Urban Reserve and is proposed to be redistricted as C3 – Neighbourhood Retail and Service.

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-1170-21 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*. Additionally, notice was mailed directly to landowners within 30m of the subject lands, and 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 this proposed bylaw. Following the statutory public hearing, second and third reading will be brought forward for consideration by Council.

**IMPACTS:**

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

**FINANCIAL IMPLICATIONS:**

n/a

**STRATEGIC VISION ELEMENT:**

Where People Choose to Grow a Business - A strong, diversified business centre

**RELATED GOAL:**

The City maintains a constant inventory of available land, both developed and developable, to ensure businesses can find properties that meet their needs.