



REQUEST FOR DECISION

MEETING DATE: October 12, 2021

TITLE: C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial – Second and Third Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Second and third reading of 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, are 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.

PROPOSED MOTION:

THAT second reading be given to Bylaw C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial.

THAT third reading be given to Bylaw C-1170-21 – Land Use Bylaw Amendment – Deer Park Commercial.

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. Administration supports this bylaw.

Municipal Development Plan

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

North Central Area Structure Plan

The North Central Area Structure Plan (Bylaw C-477-03) was most recently amended with Bylaw C-1001-17 in August 2017. One of the amendments at that time was the addition of the commercial site at the subject location. As such, the proposed districting is consistent with the area structure plan policy and Land Use Concept that identifies the subject land for Commercial use.

Land Use Bylaw

The subject land is currently districted UR – Urban Reserve. The redesignation of the land is required to permit development to occur. The proposed C3 district accommodates a range of commercial and personal service uses serving the day-to-day needs of residents within a residential neighbourhood.

Development Agreement

A development agreement is not required as this site is part of an approved development agreement. A servicing agreement and associated easement through the adjacent condo site will be required.

OPTIONS / ALTERNATIVES:

This bylaw is brought forward for consideration of second and third reading. Third reading may be held when a development agreement has been received, or for commercial lands, when the developer can demonstrate clear and feasible servicing options, per Corporate Policy 7,005. 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 or third reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

A statutory public hearing was held on October 12, 2021, prior to consideration of second reading. Advertising of the public hearing was placed in the Spruce Grove Examiner on September 24 and October 1, 2021 as per the requirements of the *Municipal Government Act*. In addition, letter notification was mailed to all registered landowners within 30m of the proposed redistricting.

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1170-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of the identified commercial site in the Deer Park neighbourhood.

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.