



REQUEST FOR DECISION

MEETING DATE: October 12, 2021

TITLE: C-1172-21 - Land Use Bylaw Amendment - Ball Park District Stage 1 - Public Hearing

DIVISION: Planning & Infrastructure

SUMMARY:

A public hearing is required to hear from anyone who may be affected by Bylaw C-1172-21.

Bylaw C-1172-21, a proposed redistricting of land use as designated within the Land Use Bylaw, is being brought forward for consideration by Council. The proposed redistricting is from the existing UR - Urban Reserve District to: P2 – Natural Areas District; P1 – Parks and Recreation District; SE – Sports and Entertainment District; and, C2 – Vehicle Oriented Commercial District. The subject lands are located within the East Pioneer Area Structure Plan, and this redistricting would enable development within the “Ball Park District” area situated east of Pioneer Road and north of Highway 16A.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT those in attendance be thanked for their input.

BACKGROUND / ANALYSIS:

This bylaw proposes to redistrict approximately 15.3 hectares of Lot A, Plan 752 0163 and parts of surplus road right-of-ways, registered under Plan 752 0162 and Plan 1282 LZ, all located within the SW 1-53-27-W4. It is proposed that the roads associated with this redistricting are closed in the concurrent Road Closure Bylaw C-1171-21, and that the intended “SE – Sports and Entertainment District” is a new district being proposed concurrently and is therefore dependent on Council’s passing of Bylaw C-1167-21.

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

OPTIONS / ALTERNATIVES:

Bylaw C-1172-21 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 mailed directly to landowners within 30m of the subject lands.

IMPLEMENTATION / COMMUNICATION:

This public hearing fulfills the statutory requirement under the *Municipal Government Act* to hear from those affected by the 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 the 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:

Spruce Grove has leisure, recreational and sporting amenities and activities that reflect the interests and needs of the community.