



REQUEST FOR DECISION

MEETING DATE: February 14, 2022

TITLE: C-1184-21 – Land Use Bylaw Amendment – Harvest Ridge Stage 20 – First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1184-21, a proposed Land Use Bylaw amendment for redistricting approximately 3.66 ha of land from UR – Urban Reserve District to R1 – Mixed Low to Medium Density Residential District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the West Area Structure Plan, and it will enable the development of Stage 20 in the Harvest Ridge neighbourhood.

Administration supports this Bylaw.

PROPOSED MOTION:

THAT first reading be given to Bylaw C-1184-21 – Land Use Bylaw Amendment – Harvest Ridge Stage 20.

BACKGROUND / ANALYSIS:

The proposed bylaw will redistrict approximately 3.66 ha of SW ¼ Section 8; Township 52; Range 27; W4M. The area is currently districted UR – Urban Reserve District and proposed to be redistricted to R1 – Mixed Low to Medium Density Residential District. The proposed redistricting will enable the subdivision and development of approximately 51 Single Detached and 26 Semi-Detached residential 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 policies of the MDP

and with Figure 8 Future Land Use that identify the subject site for residential land use.

West Area Structure Plan

The amendment area is within the West Area Structure Plan (Bylaw C-818-12), and the proposed redistricting is consistent with its policies and Land Use Concept that identify it for “Low to Medium Density Residential” land use. Located adjacent to the west boundary of the subject area is a previously established Environmental Reserve area, which will include a trail system providing connectivity to the developing neighbourhood to the north, and future areas to the south.

Land Use Bylaw

The subject land is currently districted UR - Urban Reserve, and redistricting of the land is required for subdivision and development to occur. The proposed R1 Mixed Low to Medium Density Residential District accommodates a range of low to medium density dwellings, and will support the development of Single Detached and Semi-Detached dwellings and public utility lot needs in the subject area.

Development Agreement

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

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings. Alternatively, Council may defeat the motion for first reading and choose to defeat this bylaw.

CONSULTATION / ENGAGEMENT:

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

IMPLEMENTATION / COMMUNICATION:

If approved, the Land Use Bylaw map will be updated per Bylaw C-1184-21 and be published on the City's website.

IMPACTS:

Approval of this bylaw will enable the development of Stage 20 in the Harvest Ridge neighbourhood.

FINANCIAL IMPLICATIONS:

n/a

STRATEGIC VISION ELEMENT:

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

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.