



## REQUEST FOR DECISION

**MEETING DATE:** February 14, 2022

**TITLE:** C-1191-22 – Land Use Bylaw Amendment – Ball Park Stage 1A – First Reading

**DIVISION:** Planning & Infrastructure

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### SUMMARY:

Bylaw C-1191-22, a Land Use Bylaw amendment redistricting approximately 0.61 hectares of land from P2 – Natural Areas District and UR – Urban Reserve District to P1– Parks and Recreation District, is being brought forward for consideration by Council. The proposed redistricting is consistent with the East Pioneer Area Structure Plan, and its approval would enable the expansion of a stormwater management facility required for the first stage of development in the Ball Park District.

Administration supports this Bylaw.

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### PROPOSED MOTION:

THAT first reading be given to Bylaw C-1191-22 - Land Use Bylaw Amendment - Ball Park Stage 1A.

### BACKGROUND / ANALYSIS:

The Bylaw C-1191-22 proposes to change the land use district of approximately 0.61 hectares of land located within Lot A, Plan 752 0163 and within the SW 1-53-27-W4. These lands are currently districted P2 – Natural Area District and UR – Urban Reserve District, respectively, and both areas are intended to be redistricted to P1 – Park and Recreation District for accommodating stormwater management facility expansion.

Bylaw C-1172-21, approved October 12, 2021, established the land use district boundaries for the area's stormwater management facility but it has been determined to be too small through

recent detailed engineering design work. A Biophysical Report that was used to assess and determine the initial boundary between developable lands and Environmentally Significant Area “I” on the East Pioneer Area Structure Plan’s Land Use Concept informed the original redistricting. The applicant, in support of this amendment, has since provided new biophysical information for the expanded area that has similarly assessed the proposal’s environmental impacts and outlined measures to mitigate any future negative effects. Wetland removal authorization for this expansion area has been received from Alberta Environment and Parks.

#### Municipal Development Plan

Your Bright Future: Municipal Development Plan, 2010-2020 (MDP) is the City's primary statutory plan. The proposed parks and recreation redistricting is consistent with the policies of the MDP and Figure 8 Future Land Use that identifies the subject site for parks and recreation land use.

#### East Pioneer Area Structure Plan

The proposed redistricting area is located within the East Pioneer Area Structure Plan (Bylaw C-843-13), and is consistent with the Area Structure Plan’s policy and Land Use Concept that identifies a “Stormwater Management Facility” for this general location.

#### Land Use Bylaw

The land subject of this amendment is currently districted UR – Urban Reserve District and P2 – Natural Area District, and a redesignation of the land is required for subdivision and development to occur. The existing P1 District identified for the stormwater management facility was previously confirmed through geo-technical, hydro-technical, and biophysical reports that supported the current boundary. In consideration of this expanded boundary, the applicant has submitted an updated Biophysical Report that supports the revised boundary at its northern interface with Significant Natural Area “I”.

### **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-1191-22 and be published on the City's website.

**IMPACTS:**

Approval of this bylaw will enable the development of Stage 1A in the Ball Park District.

**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.