

## CITY OF FORT SASKATCHEWAN

### **Bylaw C13-15 to Amend Land Use Bylaw C10-13 by Redistricting a Portion of SE ¼ section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District**

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#### **Motion:**

That Council give first reading to Bylaw C13-15 to amend Land Use Bylaw C10-13 by redistricting a portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.

#### **Purpose:**

The purpose of Bylaw C5-15 is to redistrict lands for Southfort Meadows Stage 5 from Urban Reserve (UR) to Comprehensively Planned Residential (RC). This Bylaw will facilitate the next phase of residential development within the Meadows neighbourhood. Among other uses and regulations, the RC District allows single detached dwellings, semi-detached dwellings, duplexes and townhouses.

#### **Background:**

An application was received from WSP Canada Inc. (formerly Focus) on behalf of Southfort Development Corp. This subject area is located south of Southfort Estates and east of the existing Southfort Meadows neighbourhood, and includes approximately 1.79ha (4.42ac).

At full build-out, the proposed redistricting is estimated to provide approximately 35 dwelling units. The estimated density for the subject area is approximately 30 du/ndrha, which achieves the Capital Region Growth Plan density targets of 25 du/ndrha – 30 du/ndrha.

A redistricting application for the subject area was contemplated earlier this year under Bylaw C5-15. Originally, the applicant proposed introducing a pilot project that would test combining the side yard setbacks. Bylaw C5-15 was amended to remove the pilot project, and the districting for the subject area remained UR. The applicant is now proposing the RC district, which is a conventional zone that requires a 1.5m side yard setback.

#### **Plans/Standards/Legislations:**

The Municipal Development Plan (MDP), Community Sustainability Plan (CSP), and Southfort Area Structure Plan (SF-ASP) provide policy direction in relation to this application. An analysis of the application against relevant policies is provided as Appendix “B”.

The SF-ASP is a Council approved statutory document that provides policy direction to guide land use decisions for this area. The SF-ASP designates this area as *Low Density Residential* which is defined as:

*Low density residential...shall include single detached, semi-detached, duplexes, and multi-attached (townhouses), and shall not exceed a density of 35du/ndrha.*

Zoning the subject area as RC is consistent with the Plan for this area.

Further analysis regarding how this proposed amendment aligns with Council-approved plans will be outlined in the subsequent Public Hearing report.

Should Council grant first reading to Bylaw C13-15, advertisements will be published in the local newspaper for two consecutive weeks, as per the *Municipal Government Act*.

To ensure adjacent residents receive the same notification period as the previous application, notifications were mailed to adjacent residents prior to first reading. While this is not our typical procedure, Administration felt the extra notification period was warranted based on the precedence set by the previous application. Should Council choose to not grant first reading to Bylaw C13-15, a second notification would be mailed to residents advising that the Public Hearing has been cancelled.

**Financial Implications:**

Analysis on the financial considerations will be examined and outlined in the subsequent Public Hearing report to Council.

**Alternatives:**

1. That Council give first reading to Bylaw C13-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.
2. That Council not proceed with first reading to Bylaw C13-15, thus leaving the lands in their current legal designation, and advise how they wish to proceed.

**Recommendation:**

That Council give first reading to Bylaw C13-15 to amend Land Use Bylaw C10-13 by redistricting a Portion of SE ¼ Section of 19-54-22-W4M from UR - Urban Reserve District to RC – Comprehensively Planned Residential District.

**Attachments:**

1. Bylaw C13-15
2. Schedule "A" – Map Amendment to Appendix A of Bylaw C10-13
3. Appendix "A" – Air Photo
4. Appendix "B" - Relevant Policies
5. Appendix "C" - RC - Comprehensively Planned Residential District
6. Appendix "D" – Southfort Ridge/Meadows Outline Plan

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File No.: Bylaw C13-15

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Reviewed by:	Kelly Kloss City Manager	Date: April 22, 2015
Submitted to:	City Council	Date: April 28, 2015