



# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** February 5, 2024

**SUBMITTED BY:** A. Renneberg, Planner II

**PREPARED BY:** A. Renneberg, Planner II

**REPORT TITLE:** Bylaw No. 1168-2023 – Redistricting Leduc Business Park Stage 11 (2nd and 3rd Readings)

---

## EXECUTIVE SUMMARY

Bylaw No. 1168-2023 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the NE and SE ¼ Sections 1-50-25-W4 from UR – Urban Reserve to IM – Medium Industrial and US – Urban Services. The redistricting will allow for continued industrial development in the Leduc Business Park.

## RECOMMENDATION

That Council give Bylaw No. 1168-2023 second reading.

That Council give Bylaw No. 1168-2023 third reading.

## COUNCIL HISTORY

Council gave Bylaw No. 1168-2023 first reading on January 15, 2024.

## BACKGROUND / RATIONALE

Bylaw No. 1168-2023 proposes to redistrict an area of undeveloped land in Leduc Business Park to facilitate continued medium industrial development in the area. This redistricting also includes a new storm water management facility which will service this stage along with future development on the remaining lands within the Leduc Business Park.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the North Leduc Industrial Area Structure Plan, Cathton-Farm Air Outline Plan, and Leduc Industrial Outline Plan. Copies of the land use concept plans from the relevant outline plans have been attached to this report for reference.

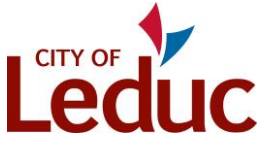
## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

The redistricting of this land by Council is a condition of the subdivision approval previously issued for Leduc Business Park Stage 11. Should Council choose not to approve the redistricting of the lands as proposed within Bylaw No. 1168-2023, the City's Subdivision Authority will be unable to endorse the subdivision, prohibiting its registration and future development until the lands are appropriately zoned.

### RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.



# COUNCIL REQUEST FOR DECISION

## **IMPLEMENTATION / COMMUNICATIONS:**

A public hearing for Bylaw No. 1168-2023 was held earlier at this meeting of Council. The bylaw was advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

## **ALTERNATIVES:**

That Council amend Bylaw No. 1168-2023.

That Council defeat Bylaw No. 1168-2023.

## **ATTACHMENTS**

- Bylaw No. 1168-2023
- Key Plan
- Redistricting Plan
- Land Use Concept (Outline Plans)
- Approved Subdivision Plan (\*reference only)