

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** March 25, 2024

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

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

**REPORT TITLE:** Bylaw No. 1174-2024 – Redistricting Southfork Stage 15 (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1174-2024 will amend Land Use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 23-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact Development, RNL – Residential Narrow Lot, and RSD – Residential Standard District. The redistricting will allow for continued residential development in the Southfork neighbourhood.

## RECOMMENDATION

That Council give Bylaw No. 1174-2024 first reading.

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

Bylaw No. 1174-2024 proposes to redistrict an area of land in Southfork to facilitate continued residential development in the neighbourhood. The RCD and RNL zones are being utilized for zero lot line single detached homes, while the RSD district is for standard single detached lots.

For zero lot line development, the City requires a 1.5 m easement be registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as places restrictions on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the Southfork Area Structure Plan (ASP). A copy of the land use concept plan from the ASP has been attached to this report for reference.

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Southfork Stage 15. The redistricting of these lots by Council is a condition of the subdivision approval, as is entering into a development agreement with the developer of the lands. Until these and all other conditions of the subdivision approval are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

### RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

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### IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1174-2024 is scheduled for the regular meeting of Council held April 8, 2024. The bylaw will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

### ALTERNATIVES:

That Council amend Bylaw No. 1174-2024.

That Council defeat Bylaw No. 1174-2024.

### ATTACHMENTS

Bylaw No. 1174-2024

Key Plan

Redistricting Plan

Land Use Concept (ASP)

Approved Subdivision Plan (\*reference only)