

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 29, 2024

SUBMITTED BY: E. Rypstra, Planner I

PREPARED BY: E. Rypstra, Planner I

REPORT TITLE: Bylaw No. 1175-2024 – Redistricting Meadowview Stage 16 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1175-2024 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SE ¼ Section 24-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact Development and MUR – Mixed-Use Residential District. The redistricting will allow for continued residential development in the Meadowview neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1175-2024 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1175-2024 proposes to redistrict an area of land in Meadowview to facilitate continued residential development in the neighbourhood. Twenty-four lots will be zoned RCD and will consist of duplexes, while fifteen lots will be zoned MUR and will consist of three- and four-unit townhouses.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the Southeast Leduc 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 is currently finalizing conditional approval of the subdivision application for Meadowview Stage 16. The redistricting of these lots by Council will be 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.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1175-2024 is scheduled for the regular meeting of Council held May 13, 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. 1175-2024.

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That Council defeat Bylaw No. 1175-2024.

ATTACHMENTS

- Bylaw No. 1175-2024
- Redistricting Plan
- Key Plan
- Southeast Leduc Concept Plan