

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** August 19, 2024

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

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

**REPORT TITLE:** Bylaw No. 1187-2024 – Redistricting Woodbend Stage 7 (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1187-2024 will amend Land Use Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 33-49-25-W4 for Woodbend Stage 7. The redistricting proposes land use changes from UR – Urban Reserve to RCD – Residential Compact Development, US – Urban Services, and ERD – Environmental Restricted Development to allow for continued residential development in the Woodbend neighbourhood.

## RECOMMENDATION

That Council give Bylaw No. 1187-2024 first reading.

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

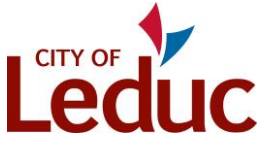
To facilitate a new stage of development in the Woodbend neighbourhood, Bylaw No. 1187-2024 proposes to redistrict a portion of the SW ¼ Section 33-49-25-W4 to allow for the following development:

- RCD – Residential Compact Development
  - o 7 zero lot line single detached
  - o 8 standard single detached
- US – Urban Services
  - o 2 public utility lots (PUL) for existing underground services
- ERD – Environmental Restricted Development
  - o 2 lots to protect environmentally sensitive lands around Deer Creek

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Woodbend Stage 7. The redistricting of these lots is a condition of subdivision, as is the successful negotiation by Administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by Administration nor registered at Land Titles.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1187-2024 is consistent with the City's Municipal Development Plan, the West Area Structure Plan, and the Woodbend Outline Plan. The proposal is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.



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## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

Should Council choose not to approve the redistricting of the lands, the City's Subdivision Authority will be unable to endorse the subdivision of Woodbend Stage 7, which prohibits its registration and future development until the lands are redistricted.

### RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

### IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1187-2024 is scheduled for the regular Council meeting on September 9, 2024. The hearing will be advertised in accordance with the *Municipal Government Act* and the City's Advertising Bylaw.

### ALTERNATIVES:

That Council amend Bylaw No. 1187-2024.

That Council defeat Bylaw No. 1187-2024.

## ATTACHMENTS

Bylaw No. 1187-2024

Key Plan

Redistricting Plan

Approved Subdivision Plan (for reference only)