

# COUNCIL REQUEST FOR DECISION

**MEETING DATE:** September 16, 2024

**SUBMITTED BY:** M. Norris, Planner I

**PREPARED BY:** M. Norris, Planner I

**REPORT TITLE:** Bylaw 1192-2024 – Redistricting Stormwater Public Utility Lot (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw 1192-2024 will amend Land Use Bylaw no. 809-2013, Section 27.0 – Land Use Map, by redistricting part of Lot 37, Block 12, Plan 1323049 from IM – Medium Industrial to US – Urban Services. The redistricting will allow for the subdivision for the continued use of the land as a drainage swale within the Leduc Business Park.

## RECOMMENDATION

That Council give Bylaw No. 1192-2024 first reading.

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

Bylaw 1192-2024 proposes to redistrict one Public Utility Lot (PUL) within the North Leduc Business Park to the US land use district. This redistricting will allow the subdivision of the lot as a PUL.

At the time of subdivision of these lands, a drainage easement was created within Lot 37 to allow for a drainage swale for stormwater flow to the adjacent pond. Subdividing the lot will clarify the City's care and control of the drainage swale, similarly to other drainage Public Utility Lots in the North Leduc Business Park.

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for the PUL. The redistricting of this lot by Council is a condition of subdivision. Until this 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 1192-2024 is consistent with the City's Municipal Development Plan and the North Leduc Industrial Area Structure Plan. The proposal is also consistent with the other drainage swales in the North Leduc Business Park, which are designated as PULs and within the US Land Use District.

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

Should Council choose not to approve the amendment as proposed, the City's Subdivision Authority will not be able to endorse the subdivision of the PUL, which prohibits its registration until the lands are redistricted.

### RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

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### IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw 1192-2024 is scheduled for the regular meeting of Council held October 21, 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. 1192-2024.

That Council defeat Bylaw No. 1192-2024.

### ATTACHMENTS

Bylaw No. 1192-2024

Key Plan

Redistricting Plan

Approved Subdivision Plan