

COUNCIL REQUEST FOR DECISION

MEETING DATE: February 24, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1207-2025 - Redistricting Meadowview Stage 21 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1207-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 24-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact Development and US – Urban Services. The redistricting will allow for continued residential development in part of the Meadowview neighbourhood as Meadowview Stage 21.

RECOMMENDATION

That Council give Bylaw No. 1207-2025 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1207-2025 proposes to redistrict an area of land in Meadowview to allow for seventy-five (75) additional residential lots under the RCD – Residential Compact Development land use district, including:

- Forty-two (42) standard single detached;
- Fifteen (15) zero lot line single detached; and
- Eighteen (18) duplex.

All of these lots will be developed with front driveways.

The stage also includes redistricting of the last length of noise attenuation berm along the CP Rail property to US – Urban Services. This berm and fence were constructed previously as part of a past construction stage, ensuring continuous noise mitigation measures for existing homes in the area.

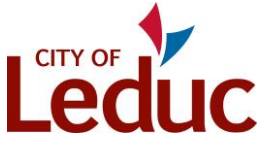
STRATEGIC / RELEVANT PLANS ALIGNMENT

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 gave conditional approval of the subdivision application for Meadowview Stage 21. 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.



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RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1207-2025 is scheduled for the regular meeting of Council held March 24, 2025. The bylaw will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1207-2025.

That Council defeat Bylaw No. 1207-2025.

ATTACHMENTS

- Bylaw No. 1207-2025
- Key Plan
- Redistricting Plan
- Subdivision Plan (for reference only)
- Southeast Leduc Area Structure Plan – Land Use Concept (for reference only)