

COUNCIL REQUEST FOR DECISION

MEETING DATE: March 24, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1212-2025 – Redistricting Robinson Stage 14 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1212-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 19-49-24-W4 from MUR – Mixed-Use Residential and UR – Urban Reserve to RCD – Residential Compact Development and GR – General Recreation. The redistricting will allow for continued residential development in part of the Robinson neighbourhood as Robinson Stage 14.

RECOMMENDATION

That Council give Bylaw No. 1212-2025 first reading.

COUNCIL HISTORY

A portion of the lands was previously redistricted under Bylaw No. 990-2018 to the MUR – Mixed-Use Residential land use district in anticipation of development in 2018/2019; however, development did not proceed as anticipated.

The redistricting for this stage, being Robinson Stage 14, was originally brought forward as Bylaw No. 1133-2022, and given first reading by Council on July 11, 2022. Following a two-year delay, under section 188 of the Municipal Government Act, the bylaw was automatically rescinded.

BACKGROUND / RATIONALE

Bylaw No. 1212-2025 proposes to redistrict an area of land in Robinson to allow for one hundred twenty (120) additional lots in Stage 14, which include:

RCD – Residential Compact Development:

- Twenty-six (26) duplex parcels;
- Thirty-three (33) single detached lots, for zero lot line construction; and
- Forty-four (44) single detached, standard development.

GR – General Recreation:

- One (1) park lot for active or passive park development adjacent to developed residential lands; and
- One (1) park lot for multiway development behind new lots within the stage.

An additional fifteen (15) lots were previously redistricted to MUR – Mixed-Use Residential in 2018 which also allows for townhouses within this Stage 14 development area.

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STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the Robinson 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 Robinson Stage 14. 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. 1212-2025 is scheduled for the regular meeting of Council held April 7, 2025. The hearing 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. 1212-2025.

That Council defeat Bylaw No. 1212-2025.

ATTACHMENTS

- Bylaw No. 1212-2025
- Key Plan
- Redistricting Plan
- Approved Subdivision Plan (for reference only)
- Robinson Area Structure Plan – Land Use Concept (for reference only)