

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 14, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1214-2025 – Redistricting Robinson Stages 13, 15 and 18 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1214-2025 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 UR – Urban Reserve to MUN – Mixed-Use Neighbourhood, MUR – Mixed-Use Residential, RCD – Residential Compact Development, and GR – General Recreation. The redistricting will allow for continued residential development in parts of the Robinson neighbourhood, being Robinson Stages 13, 15 and 18.

RECOMMENDATION

That Council give Bylaw No. 1214-2025 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1214-2025 proposes to redistrict land in Robinson to allow for three stages of neighbourhood development as follows:

Stage 13:

- Seven (7) zero lot line single detached parcels with front driveways (RCD – Residential Compact Development)
- Thirty-nine (39) standard single detached lots with front driveways (RCD – Residential Compact Development)
- One (1) park for continued multiway connection (GR – General Recreation)

Stage 15:

- Twenty-seven (27) townhouse parcels of a standard width, allowing a 22' building pocket – some with lane access and some front drive access (MUR – Mixed-Use Residential)
- Two (2) duplex lots with rear lane access (MUR – Mixed-Use Residential)

Stage 18:

- Two (2) medium density residential lots for future multi-unit development (MUN – Mixed-Use Neighbourhood)

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed under Bylaw No. 1214-2025 is consistent with the City's Municipal Development Plan. The redistricting shown within Stages 13 and 18 is consistent with the approved Robinson Area Structure Plan (ASP), as amended, being Bylaw No. 572-2004.

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An amendment to the Robinson ASP is being brought before Council under separate bylaw. The redistricting of lands within Stage 15, as well as those Stage 13 and 18 areas, is consistent with this amendment. A copy of the land use concept plan from the proposed ASP amendment under Bylaw No. 1213-2025 has been attached to this report for reference.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval of the subdivision applications for Robinson Stages 13, 15 and 18. The redistricting of these lots by Council is a condition of the subdivision approvals, as is entering into a development agreement with the developer of the lands. An amendment to the Robinson ASP is also being brought before Council under separate bylaw. Approval of this ASP amendment is among the conditions of the subdivision decision for Robinson Stage 15.

Until these and all other conditions of the subdivision approvals are met, the subdivisions will not be endorsed by Administration nor registered at Land Titles. Should Council also not approve Bylaw No. 1213-2025 amending the ASP, the redistricting contemplated within the Stage 15 portion of this application will not be in conformance with the Robinson ASP and will not be able to proceed as designed.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1214-2025 is scheduled for the regular meeting of Council held May 5, 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. 1214-2025.

That Council defeat Bylaw No. 1214-2025.

ATTACHMENTS

1. Bylaw No. 1214-2025
2. Key Plan
3. Redistricting Plan
4. Approved Subdivision Plan (Stage 13)
5. Approved Subdivision Plan (Stage 15)
6. Approved Subdivision Plan (Stage 18)
7. Land Use Concept Plan (proposed ASP amendment) *for reference only