

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 14, 2025

SUBMITTED BY: Duncan Martin, Senior Planner

PREPARED BY: Duncan Martin, Senior Planner

REPORT TITLE: Bylaw No. 1217-2025 - Redistricting Meadowview Stage 22 (1st Reading)

EXECUTIVE SUMMARY

Bylaw No.1217-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW and SE ¼ of Section 24-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot, RCD – Residential Compact Development, and GR – General Recreation. The redistricting will allow for continued residential development in part of the Meadowview neighbourhood as Meadowview Stage 22.

RECOMMENDATION

That Council give Bylaw No. 1217-2025 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No.1217-2025 proposes to redistrict the area of land in the Meadowview subdivision to allow for sixty-six (66) additional residential lots, which include:

- RNL – 13 lots are proposed under the RNL district – eleven (11) lots for standard single detached homes with front driveways and two (2) lots for zero lot line single detached homes with rear driveways.
- RCD – 53 lots are proposed under the RCD district – seventeen (17) lots for standard single detached homes with front driveways, twenty-eight (28) lots for semi-detached homes with front driveways, and eight (8) lots for zero lot line single detached homes with rear driveways.

The stage also includes redistricting two (2) lots to General Recreation for continued park space development. One lot is a Municipal Reserve Lot (MR), and the other lot is a Public Utility Lot (PUL) that contains the pipeline corridor

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan 2020, and the Southeast Area Structure Plan (ASP) as amended. A copy of the land use concept map from the ASP has been attached to this report for reference.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval to the subdivision application for Meadowview, Stage 22. The redistricting of these lots by Council is a condition of the subdivision approval, as is entering into a development 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. 1217-2025 is scheduled for the regular meeting of Council held on May 5, 2025. The public 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. 1217-2025.

That Council defeat Bylaw No. 1217-2025.

ATTACHMENTS

- Bylaw No. 1217-2025
- Key Plan
- Redistricting Plan
- Approved Subdivision Plan (for reference only)
- Snow Storage Plan (for reference only)
- Southeast Area Structure Plan - Land Use Concept (for reference only)