

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 28, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1215-2025 – Redistricting Fraser Stage 1 (2nd & 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1215-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting the following lands from UR to MUR, RCD, GR, and US to facilitate the first stage of development in the Fraser neighbourhood:

- Part of Lot 9, Block 21, Plan 1020516;
- Part of Lot 10, Block 21, Plan 1020517;
- Part of Lot 4MR, Block 21, Plan 1321360;
- Part of Lot 1MR, Block 21, Plan 9021045; and
- Lot 2PUL, Block 21, Plan 9021045.

RECOMMENDATION

That Council give Bylaw No. 1215-2025 second reading.

That Council give Bylaw No. 1215-2025 third reading.

COUNCIL HISTORY

Council gave first reading to Bylaw No. 1215-2025 at the regular meeting held April 14, 2025.

BACKGROUND / RATIONALE

Bylaw No. 1215-2025 proposes to redistrict approximately 8.852 ha of land in the new Fraser neighbourhood to allow for one hundred twelve (112) low density residential lots under the RCD – Residential Compact Development and MUR – Mixed-Use Residential land use districts, including:

- Thirty-four (34) standard single detached (RCD);
- Fifty-six (56) zero lot line single detached (RCD); and
- Twenty-two (22) standard townhouses (MUR).

The stage also includes redistricting of an expanded storm water management pond and Public Utility Lot to the US – Urban Services land use district, as well as two municipal reserve/park spaces to the GR – General Recreation land use district to provide multiway connections around and through the neighbourhood.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan as well as the proposed Fraser Area Structure Plan (ASP), being considered by Council as Bylaw No. 1211-2025. A copy of the land use concept plan from the proposed ASP has been attached to this report for reference.

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ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Fraser Stage 1. The redistricting of these lots by Council is a condition of the subdivision approval, as is approval of the overarching Fraser ASP and 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. 1215-2025 was held earlier at this meeting of Council. The Bylaw was advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1215-2025.

That Council defeat Bylaw No. 1215-2025.

ATTACHMENTS

- Bylaw No. 1215-2025
- Key Plan
- Redistricting Plan
- Subdivision Plan (for reference only)
- Proposed Fraser Area Structure Plan – Land Use Concept (for reference only)