

COUNCIL REQUEST FOR DECISION

MEETING DATE: April 28, 2025

SUBMITTED BY: E. Rypstra, Planner I

PREPARED BY: E. Rypstra, Planner I

REPORT TITLE: Bylaw No. 1218-2025 – Redistricting Black Stone 9 (2nd and 3rd Reading)

EXECUTIVE SUMMARY

Bylaw No. 1218-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E ½ of NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact District, RNL – Residential Narrow Lot, MUR – Mixed-Use Residential, and US – Urban Services. The redistricting will allow for continued residential development and a school site with a public park in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw No. 1218-2025 second reading.

That Council give Bylaw No. 1218-2025 third reading.

COUNCIL HISTORY

Bylaw No. 1218-2025 was given first reading by Council at the meeting on April 14, 2025.

BACKGROUND / RATIONALE

Bylaw No. 1218-2025 proposes to redistrict an area of land in Black Stone to facilitate continued residential development in the neighbourhood. The three residential districts that will be applied include RCD, RNL, and MUR, which all allow for low density housing forms. Additionally, a school site is being serviced and will be redistricted so that the City is prepared in the case of a funding announcement by the Province. The districts will be as follows:

- RCD – 35 lots are being proposed for front drive zero lot line single detached housing.
- RNL – 66 lots are being proposed for rear lane zero lot line single detached housing.
- MUR – 29 lots are being proposed for rear lane townhouses to provide a more compact urban form and a range of housing options in the neighbourhood.
- US – A proposed 4.29 ha school and park site will be located to the north of the subdivision area to provide areas for active and passive recreation, and to accommodate expected future student populations.

For zero lot line development, the City requires a 1.5 m easement be registered on the adjacent property to allow for encroachment of eaves, site drainage and to permit general access for maintenance purposes. In order to encourage fire safety, the Alberta Building Code requires that the side of the building have fire-rated drywall as well as placing restrictions on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes.

STRATEGIC / RELEVANT PLANS ALIGNMENT

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

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ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority gave conditional approval of the subdivision application for Black Stone Stage 9. 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. 1193-2024 was held earlier at this meeting of Council. The bylaw has been advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

ALTERNATIVES:

That Council amend Bylaw No. 1218-2025.

That Council defeat Bylaw No. 1218-2025.

ATTACHMENTS

Bylaw No. 1218-2025

Redistricting Plan

Key Plan

Subdivision Plan (reference only)

Black Stone Land Use Concept Plan