

COUNCIL REQUEST FOR DECISION

MEETING DATE: May 26, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: M. Norris, Planner 1

REPORT TITLE: Bylaw No. 1205-2024 – Redistricting Southfork Stage 16C (1st Reading)

EXECUTIVE SUMMARY

Bylaw No. 1205-2024 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SW ¼ Section 23-49-25-W4 from UR – Urban Reserve to US – Urban Services, RNL – Residential Narrow Lot, and RCD – Residential Compact Development. The redistricting will allow for continued residential development in part of the Southfork neighbourhood as Southfork Stage 16C.

RECOMMENDATION

That Council give Bylaw No. 1205-2024 first reading.

COUNCIL HISTORY

N/A

BACKGROUND / RATIONALE

Bylaw No. 1205-2024 proposes to redistrict an area of land in Southfork to allow for twenty (20) additional lots as follows:

- US – One (1) Public Utility Lot (PUL) to allow for the construction noise attenuation fencing.
- RCD – Five (5) lots for zero lot line single detached homes with rear lane access along Southfork Drive.
- RNL – Twelve (12) duplex parcels are proposed within the cul-de-sac. Due to land area constraints, an additional two (2) lots are intended for standard single detached homes. All of these lots will be developed with front driveways.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan, as well as the Southfork 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 Southfork Stage 16C. 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.

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IMPLEMENTATION / COMMUNICATIONS:

A Public Hearing for Bylaw No. 1205-2024 is scheduled for the regular meeting of Council held June 16, 2025. The bylaw will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1205-2024.

That Council defeat Bylaw No. 1205-2024.

ATTACHMENTS

- Bylaw No. 1205-2024
- Key Plan
- Redistricting Plan
- Subdivision Plan (for reference only)
- Southfork Area Structure Plan – Land Use Concept (for reference only)