

COUNCIL REQUEST FOR DECISION

MEETING DATE: July 7, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1228-2025 – Redistricting Fraser Stage 2 (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1228-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of Lot 10, Block 21, Plan 1020517 from UR to GC to facilitate the second stage of development in the Fraser neighbourhood

RECOMMENDATION

That Council give Bylaw No. 1228-2025 second reading.

That Council give Bylaw No. 1228-2025 third reading.

COUNCIL HISTORY

Council gave first reading to Bylaw No. 1228-2025 at the regular meeting held June 23, 2025.

BACKGROUND / RATIONALE

Bylaw No. 1228-2025 proposes to redistrict approximately 3.29 hectares of land in the Fraser neighbourhood to the GC – General Commercial land use district. This will allow for the second stage of development in the neighbourhood, being a single commercial lot for future development of a business area with a mix of retail and service uses to serve the community and larger regional area.

A list of permitted and discretionary uses allowed within the GC district under the Land Use Bylaw has been included for reference as an attachment to this report. Although the exact uses proposed for the site are not yet determined, they will be reviewed against the allowable uses within the district and all other requirements of the Land Use Bylaw with submission of a future Development Permit application.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan as well as the Fraser Area Structure Plan (ASP) which was recently approved by Council. A copy of the land use concept plan from the approved ASP has been attached to this report for reference.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Fraser Stage 2. The redistricting of this stage by Council is 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. 1228-2025 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. 1197-2024.

ALTERNATIVES:

That Council amend Bylaw No. 1228-2025.

That Council defeat Bylaw No. 1228-2025.

ATTACHMENTS

1. Bylaw No. 1228-2025
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan (for reference only)
5. Land Use Concept – Fraser ASP
6. Land Use Bylaw Excerpt – Table 25, GC Uses