

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 18, 2025

SUBMITTED BY: A. Renneberg, Senior Planner

PREPARED BY: A. Renneberg, Senior Planner

REPORT TITLE: Bylaw No. 1233-2025 – Redistricting Multiway PUL (Part 100 Creekside Dr.) (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1233-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of Lot 55, Block 4, Plan 2420215 from MUN to GR to facilitate long-term management of existing City multiway.

RECOMMENDATION

That Council give Bylaw No. 1233-2025 second reading.

That Council give Bylaw No. 1233-2025 third reading.

COUNCIL HISTORY

Council gave first reading to Bylaw No. 1233-2025 at the regular meeting held July 7, 2025.

BACKGROUND / RATIONALE

Bylaw No. 1233-2025 proposes to redistrict approximate 0.065 ha of the property at 100 Creekside Drive related to subdivision and construction in 2023 as Creekside Stage 1. Under the terms of that development agreement, the City agreed to defer to development permit the acquisition of land encompassing multiway constructed along the western boundary of the property. With receipt of a development permit application by the new property owner of 100 Creekside Drive, the City also received the required subdivision and redistricting applications to create and rezone a public utility lot (PUL) in this location. When registered at Land Titles, this property will be under the management of the City of Leduc.

Multiway was previously constructed as part of the larger neighbourhood construction program with Creekside Stage 1 in 2023. This multiway and any associated landscaping in this location is proposed under the GR – General Recreation land use district to properly manage its function over the long-term.

STRATEGIC / RELEVANT PLANS ALIGNMENT

The redistricting proposed is consistent with the City's Municipal Development Plan as well as the Creekside/Deer Valley Area Structure Plan (ASP).

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for part of Lot 55, Block 4, Plan 2420215, of which redistricting by Council is a condition. Until this 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:

Without approval of Bylaw No. 1233-2025, the subdivision of the proposed PUL cannot be registered at Land Titles. The City currently has right of access to maintain the existing multiway and appurtenances by way of Utility Right-of-Way Plan 2420216 and associated agreement which will remain in place until such time as the lands are properly subdivided and redistricted as described within this report.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1233-2025 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. 1233-2025.

That Council defeat Bylaw No. 1233-2025.

ATTACHMENTS

1. Bylaw No. 1233-2025
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan (for reference only)