

# 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. 1234-2025 – Redistricting Meadowview Stage 11 (1st Reading)

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## EXECUTIVE SUMMARY

Bylaw No. 1234-2025 will amend Bylaw No. 809-2013, Section 27.0 – Land Use Map, by redistricting part of the SE ¼ Section 24-49-25-W4 from UR – Urban Reserve to RCD – Residential Compact Development. The redistricting will allow for continued residential development in part of the Meadowview neighbourhood as part of Meadowview Stage 16B.

## RECOMMENDATION

That Council give Bylaw No. 1234-2025 first reading

## COUNCIL HISTORY

N/A

## BACKGROUND / RATIONALE

Bylaw No. 1234-2025 proposes to redistrict approximately 1.337 hectares of land in Meadowview to allow for thirty-two (32) additional residential lots for duplex dwellings under the RCD – Residential Compact Development land use district.

The City of Leduc's Subdivision Authority has given conditional approval to the subdivision application for Meadowview Stage 16B consisting of the 32 lots noted above. The stage proposes an additional 22 lots for narrow lot townhouse and duplex development, the redistricting for which is being brought forward to Council under separate bylaw.

## STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1234-2025 is consistent with the City's Municipal Development Plan, and Southeast Leduc Area Structure Plan (ASP). A copy of the land use concept plan from the ASP has been attached to this report for reference. The proposal is also keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

## ORGANIZATIONAL IMPLICATIONS

### ADMINISTRATION:

The redistricting of lots under Bylaw No. 1234-2025 by Council is a condition of subdivision, as is the successful negotiation by Administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision 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. 1234-2025 is scheduled for the regular meeting of Council held September 8, 2025. The hearing will be advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw No. 1043-2019.

### ALTERNATIVES:

That Council amend Bylaw No. 1234-2025.

That Council defeat Bylaw No. 1234-2025.

### ATTACHMENTS

1. Bylaw No. 1234-2025
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan (for reference only)
5. Land Use Concept Plan – Southeast Leduc Area Structure Plan (for reference only)